

Berkeley County
Cynthia B. Forte
Register of Deeds
Moncks Corner 294616120

00029767 Vol: 4976 Pg: 107



53 2005 00029767

Instrument Number: 2005- 00029767

Recorded On: September 02, 2005

As
Deed

Parties: ABBONIZIO ANTHONY

To

CLAYTON KEVIN L

Recorded By: FREDERICK H BROWN

Num Of Pages: 5

Comment:

**** Examined and Charged as Follows: ****

Deed 10.00

Recording Charge: 10.00

	Tax Amount	Consideration Amount	RS#/CS#		
Deed Tax	1,245.05	336,500.00	D 1364	Deed County Tax	370.15
				Deed State Tax	874.90
Tax Charge:	1,245.05				

RECEIVED

Sep 02, 2005

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Berkeley County, SC

File Information:**Record and Return To:**

Document Number: 2005- 00029767

FREDERICK H BROWN

Receipt Number: 5271

350 FOLLY RD

Recorded Date/Time: September 02, 2005 04:51:04P CHARLESTON SC 29412

Book-Vol/Pg: Bk-R VI-4976 Pg-107

Cashier / Station: R McMakin / Cash Super Station 5

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY) TITLE TO REAL ESTATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That We, ANTHONY ABBONIZIO AND EVA ABBONIZIO, in the County and State aforesaid for and in consideration of the sum of THREE HUNDRED THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100 (\$ 336,500.00) Dollars, to me in hand paid, at and before the sealing of these presents by the Grantee, in the County and State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these Presents do grant, bargain, sell, and release unto KEVIN L. CLAYTON AND STEPHANNIE M. CLAYTON, their heirs and assigns the following described property, to wit:

SEE EXHIBIT "A"

SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD IN THE RMC OFFICE FOR BERKELEY COUNTY AFFECTING SAID PROPERTY.

TMS# : 196-00-01-028

Grantee's Address: 210 NEW OAK LANE, MONCKS CORNER SC 29461

TOGETHER with all and singular, the Rights, Members, Hereditament, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said KEVIN L. CLAYTON AND STEPHANNIE M. CLAYTON, their heirs and assigns forever.

AND ANTHONY ABBONIZIO AND EVA ABBONIZIO do hereby bind themselves, their heirs and assigns, to warrant and forever defend, all and singular, the said premises unto


Frederick H. Brown
Attorney at Law
350 Folly Road
Charleston SC 29412

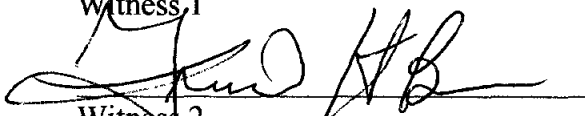
4

the said KEVIN L. CLAYTON AND STEPHANNIE M. CLAYTON, their heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

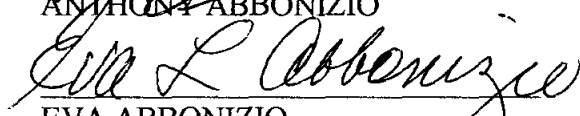
WITNESS our hand and seal, the 30th day of August in the year of our Lord Two Thousand Five, and in the Two Hundred and Thirtieth year of Sovereignty and Independence of the United States of America.

IN THE PRESENCE OF :


Witness 1


Witness 2


ANTHONY ABBONIZIO


EVA ABBONIZIO

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me the undersigned witness who, being duly sworn, states that he/she saw the within named, ANTHONY ABBONIZIO AND EVA ABBONIZIO, sign, seal, and as his/her/their act and deed deliver the within written Title to Real Estate and that he/she with the other witness witnessed the execution thereof.


Witness 1

SWORN to before me this
30th day of August, 2005

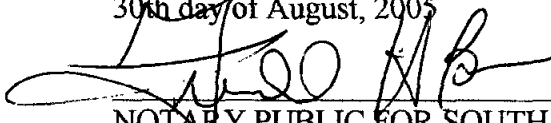

NOTARY PUBLIC FOR SOUTH CAROLINA:
My Commission Expires: 07/08/07

EXHIBIT "A"

ALL THAT PIECE, PARCEL OR LOT OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN BERKELEY RUN SUBDIVISION IN THE COUNTY OF BERKELEY, STATE OF SOUTH CAROLINA, KNOWN AND DESIGNATED AS TRACT 79, PHASE 5 AS SHOWN ON A MAP BERKELEY RUN SUBDIVISION RECORDED N MAP CABINET I AT PAGE 3 IN THE BERKELEY COUNTY PUBLIC REGISTRY; SAID LOT HAVING SUCH SIZE, SHAPE, DIMENSIONS, BUTTINGS AND BOUNDINGS AS WILL BY REFERENCE TO SAID PLAT MORE FULLY AND AT LARGE APPEAR.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY ABBONIZIO AND EVA ABBONIZIO BY DEED OF EDWARD M. CHINNIS AND JOAN C. CHINNIS DATED FEBRUARY 5, 1999 AND RECORDED IN THE RMC OFFICE FOR BERKELEY COUNTY IN BOOK 1553 AT PAGE 0193.

TMS NO: 196-00-01-028

AFFIDAVIT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Anthony Abbonizio and Eva Abbonizio to Kevin L. Clayton and Stephannie M. Clayton on August 30, 2005.

3. Check one of the following: The DEED is

(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

(c) _____ EXEMPT from the deed recording fees (exemption # _____)

(Explanation if required) _____ (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.

(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 336,500.00

(b) _____ The fee is computed on the fair market value of the realty which is \$ _____

(c) _____ The fee is computed on the fair market value of the realty as establish property tax purposes which is \$ _____

5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land tenement, or realty before the transfer and remained on the land tenement or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$ _____

6. The DEED Recording Fee is computed as follows:

(a) 336,500.00 the amount listed in item 4 above

(b) 0.00 the amount listed in item 5 above (no amount place zero)

(c) 336,500.00 Subtract Line 6(b) from Line 6(a) and place the result.,

7. As required by Code Section 12-24-70, I state that I am a responsible person who has connected with the transaction as: _____

8. Check if Property other than Real Property is being transferred on this Deed.

(A) _____ Mobile Home

(B) _____ Other

9. DEED OF DISTRIBUTION-ATTORNEY'S AFFIDAVIT: Estate of _____ deceased CASE NUMBER _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina: that (s) she has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.

10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 30th
day of August, 2005.

NOTARY PUBLIC FOR SOUTH CAROLINA

Commission Expires: 07/01/07

[Signature]
Grantor, Grantee, or Legal Representative
connected with this transaction