

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

00003374 Vol: 6309 Pg: 101



53 2007 00003374

Instrument Number: 2007- 00003374

As
Deed

Recorded On: January 30, 2007

Parties: WASHINGTON BRIAN R
To
WASHINGTON FRED A

Recorded By: PERCY BEAUFORD PA**Num Of Pages:** 4**Comment:****** Examined and Charged as Follows: ****

Deed	10.00				
Recording Charge:	10.00				
		Consideration	RS#/CS#		
	Tax Amount	Amount			
Deed Tax	0.00		D 714	Deed County Tax	0.00
				Deed State Tax	0.00
EXEMPT					
Tax Charge:	0.00				

RECEIVED

Jan 30, 2007

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: 2007- 00003374	PERCY BEAUFORD PA
Receipt Number: 100231	ATTORNEY AT LAW
Recorded Date/Time: January 30, 2007 04:01:01P	PO BOX 1147
Book-Vol/Pg: Bk-R VI-6309 Pg-101	MONCKS CORNER SC 29461
Cashier / Station: R McMakin / Cash Super Station 5	



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
) 00003374 Vol: 6309 Pg: 102
 COUNTY OF BERKELEY) DEED DRAWN NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That We, **Brian R. Washington and Eric J. Washington**, in the State aforesaid, for and in consideration of the sum of Five and no/100 (\$5.00) Dollars, Love and Affection, to us in hand paid, at and before the sealing of these presents by **Freda Washington**, the receipt whereof is hereby acknowledged, have granted bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **Freda Washington**, her Heirs and Assigns, **ALL OF OUR INTEREST** in the following described real property, to-wit:

ALL THAT CERTAIN piece, parcel of land and improvements situate, lying and being in the 1st St. Stephen Parish, County of Berkeley, State of South Carolina, measuring and containing **One (1.00) Lot**, more or less, butting and bounding as follows:

NORTH: By lands of Thaddeus L. Horsford
EAST: By Byrnes Drive
SOUTH: By Ravenell Drive
WEST: By other lands of Thaddeus L. Horsford and lands of Berkeley County Water & Sanitation Autlot

BEING the same property conveyed to Brian R. Washington, Eric J. Washington and a life estate to Freda Washington, by Deed of Distribution in the Estate of Mozelle C. McGowan, in Deed Book 355, at Page 137, in the Berkeley County Register of Deeds Office.

TMS # 026-10-03-003

-AND-

ALL THAT CERTAIN piece, parcel of land and improvements situate, lying and being in the 1st St. Stephen Parish, County of Berkeley, State of South Carolina, measuring and containing **Fifty-One Hundredths (.51) Acres**, more or less, butting and bounding as follows:

NORTH: By Roosevelt Drive
EAST: By lands of Adam L. Washington
SOUTH: By T Myers Drive and by lands of Adam L. Washington
WEST: By T Myers Drive and by lands of Armena L. Myers

BEING the same property conveyed to Brian R. Washington, Eric J. Washington and a life estate to Freda Washington, by Deed of Distribution in the Estate of Mozelle C. McGowan, in Deed Book 355, at Page 137, in the Berkeley County Register of Deeds Office.

TMS # 026-11-02-034

Grantee's Address: **P.O. Box 1273**
St. Stephen, SC 29479

Together with all and singular, the rights, members, hereditament and appurtenance to the said premises belonging or in anywise incident or appertaining.

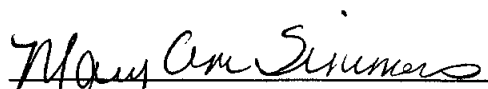
To have and to hold all and singular the premises before mentioned unto the said **Freda Washington**, her Heirs and Assigns forever.

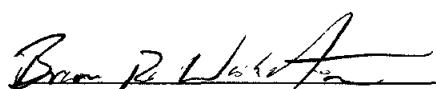
And the Grantors do hereby by their Heirs, Executors, and Administrators, to warrant and

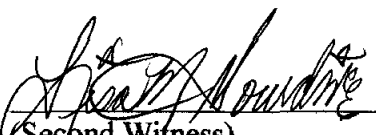
forever defend all and singular the said premises unto the said **Freda Washington** and the Grantee's Heirs and Assigns, against the Grantors and Grantors' Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

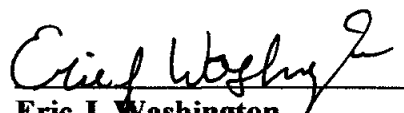
Witness the Hand and Seal of the Grantors this 29th day of January, in the Year of Our Lord Two Thousand Seven and in the Two Hundred Twenty-Ninth Year of the Sovereignty and Independence of the United States of America.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**


(First Witness)


Brian R. Washington

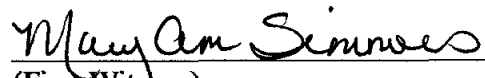

(Second Witness)


Eric J. Washington


STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF BERKELEY)

PERSONALLY appeared before me the undersigned witness and make oath that he/she saw the within named **Brian R. Washington** and **Eric J. Washington**, sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with the other witness witnessed the execution thereof.

SWORN to before me, this


(First Witness)

29 day of January, 2007


NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: Feb 25, 2013

STATE OF SOUTH CAROLINA)

AFFIDAVIT

COUNTY OF BERKELEY)

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 being transferred by **Brian R. Washington and Eric J. Washington** to **Freda Washington**, is located in the 1st St. Stephen Parish, County of Berkeley, bearing Tax Map Numbers **026-10-03-003 and 026-11-02-034**, on **January 29, 2007**.
3. Check one of the following: The deed is
 - (a) ___ 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, a partnership, or other entity and a stockholder, partner, or owner of the entity, is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X exempt from the deed recording fee because: #9 Family Member
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
 - (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00.
 - (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 established for 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) Place the amount listed in item 4 above here:	<u>\$0.00</u>
(b) Place the amount listed in item 5 above here:	<u>\$0.00</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$0.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$0.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Legal Assistant to Percy Beauford**.
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

SWORN to before me this

29th day of January, 2007

Dionne L. Simmons
Print or Type Name Here


NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 5-24-2010