

01-1383 ar1
Return to:
J. STANLEY CLAYPOOLE
2155 NORTHPARK LANE
N. CHARLESTON, SC 29406

RECEIVED
11/27/2001
ASSESSOR
BERKELEY COUNTY SC

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

WHEREAS, at a meeting of the Board of Directors of SOUTH CAROLINA FEDERAL CREDIT UNION, it was unanimously resolved that the Corporation convey the property hereinafter described, and that , be authorized to execute and deliver this Deed of Conveyance for the consideration hereinafter expressed.

KNOW ALL MEN BY THESE PRESENTS, that SOUTH CAROLINA FEDERAL CREDIT UNION, in the State aforesaid, County aforesaid, in consideration of the sum of SEVENTY-NINE THOUSAND EIGHT HUNDRED AND NO/100 (\$79,800.00) DOLLARS to it in hand paid at and before the sealing of these presents, by DALE I. KOEMAN and PAULETTE KELLOGG in the State aforesaid, County aforesaid (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said DALE I. KOEMAN and PAULETTE KELLOGG, their heirs and assigns, the following described property to-wit:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Berkeley, State of South Carolina, and being shown and designated as Lot 30, Indian Woods Village at Sangaree on a plat made by J. E. Sirrine Company Engineers, CE and LS, entitled: "PLAT SHOWING LOTS 17 THRU 73, LOTS 102 THRU 113, AND 131 THRU 137, A SECTION OF PHASE I", which plat was recorded in the RMC Office for Berkeley County on January 7, 1983, in Cabinet E, at Page 68. Said Lot having such size, shape, buttings and boundings as will more fully appear by reference to the aforesaid plat.

BEING the same property conveyed to the Grantor herein by John B. Williams, as Master in Equity for Berkeley County by Master's Deed dated September 10, 2001 and recorded in the RMC Office for Berkeley County in Book 2451, at Page 27 on October 17, 2001.

TMS NO. 233-05-04-002

FILED, RECORDED, INDEXED
11/27/2001 04:32:44PM
Rec Fee: 10.00 St Fee: 208.00
Co Fee: 88.00 Pages: 3
Issued to: CLAYPOOLE, J. STANLEY
Register of Deeds Berkeley Co. SC
Cynthia B. Forte

TOGETHER with all and singular the Rights, Members, Hereditaments 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, DALE I. KOEMAN and PAULETTE KELLOGG, their heirs and assigns forever. And the said SOUTH CAROLINA FEDERAL CREDIT UNION does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said DALE I. KOEMAN and PAULETTE KELLOGG, their heirs and assigns, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF SOUTH CAROLINA FEDERAL CREDIT UNION has caused these presents to be executed in its name by , and its corporate seal to be hereto affixed this 19th, day of November, 2001.

Signed, Sealed and Delivered
in Presence of

Amy R. Stewart

SOUTH CAROLINA FEDERAL CREDIT UNION

Naomi Z. Rife

BY:

John E. Tant
John E. Tant

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness, who, in oath, says that he saw the within-named SOUTH CAROLINA FEDERAL CREDIT UNION by John E. Tant, sign the within Deed, and the said Corporation, by said officers, seal said Deed, and as its act and deed, deliver the same, and that he with the other subscribing witness witnessed the execution thereof.

Amy R. Stewart

SWORN to before me this
19th day of November, 2001.

Naomi Z. Rife (Seal)

Notary Public for South Carolina

Commission expires: 2-2-2009

STATE OF SOUTH CAROLINA)
 COUNTY OF BERKELEY)

AFFIDAVIT

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 located at 212 Buckskin Drive, Summerville, SC 29483, bearing Berkeley County Tax Map Number 233-05-04-002, was transferred by SOUTH CAROLINA FEDERAL CREDIT UNION to DALE I. KOEMAN and PAULETTE KELLOGG on the 19th day of November, 2001.
3. Check one of the following: THE DEED IS:
 - (a) xx 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, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because:
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) xx The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$79,800.00.
 - (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 xx _____ 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) \$79,800.00 the amount listed in item 4 above
 - (b) _____ the amount listed in item 5 above
 - (c) \$79,800.00 Subtract 6(b) from 6(a) and place result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: the purchaser(s) of the property.
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, certifies that (s)he is licensed to practice law in the State of South Carolina; that (s)he 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 wilfully 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.

DALE I. KOEMAN

SWORN to before me this 19th
 day of November, 2001

Trace Higgins (SEAL)
 NOTARY PUBLIC FOR SOUTH CAROLINA
 Commission expires: 4/22/02