

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

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



Instrument #: 2015041409
Receipt Number: 8185 Return To: COOPER LAW FIRM LLC
Recorded As: DEED
Recorded On: December 15, 2015
Recorded At: 04:13:18 PM Received From: COOPER LAW FIRM LLC
Recorded By: CATHY MILLS Parties:
Book/Page: RB 2075: 706 - 710 Direct- SWAIM, BRENDA FORREST
Total Pages: 5 Indirect- SWAIM, LINDIAN JOSEPH

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee: \$10.00
Exempt
Tax Charge: \$0.00



RECEIVED

DEC 15, 2015

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

Cynthia B. Forte

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT I, **BRENDA FORREST SWAIM**,

for and in consideration of One Dollar (\$1.00), to me in hand paid at and before the sealing of these presents, by **LINDIAN JOSEPH SWAIM, JR.**, ("Grantee") in the 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 the said **LINDIAN JOSEPH SWAIM, JR., AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, a one-half (1/2) interest in the following described property, to-wit:

SEE EXHIBIT "A"

TMS #: 272-13-01-007

Grantee's Address: 258 Delahow Street
 Charleston, SC 29492

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, in and to the said Premises before mentioned, unto the said Grantee, **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, his heirs and assigns forever.

AND I do hereby bind myself, my heirs, personal representatives, and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, his heirs and assigns, against me and my heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my hand and seal, this 14th day of December, 2015, the year of our Lord Two Thousand Fifteen (2015) and in the two hundred and fortieth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Randall C. Cooper
WITNESS
Amelia C. Cooper
WITNESS

Brenda Forrest Swaim
BRENDA FORREST SWAIM

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named BRENDA FORREST SWAIM, sign, seal, and as her act and deed, deliver the within written Deed and that (s)he with the other witness named above witnessed the execution thereof.

Randall C. Cooper
WITNESS

SWORN to before me this 14th
day of December, 2015.

Randall C. Cooper
Notary Public for South Carolina
My Commission Expires: 2/26/2017

EXHIBIT "A"
LEGAL DESCRIPTION

ALL that certain lot, piece and parcel of land and all improvements thereon located on Daniel Island, situate, lying and being in the City of Charleston, Berkeley County, South Carolina, known as Lot E-7, Block E, Parcel I, Daniel Island Park, as shown and designated on a plat by Thomas & Hutton Engineering Co. "Final Subdivision Plat of Parcel I, Block D and Block E, Lots E-1 Through E-7 and Block C, Lots C-1 Through C-5, C-7 Through C-9 & C-15 Through C-17, Owned by Daniel Island Associates, L.L.C." dated October 1, 2004 and recorded in the ROD Office for Berkeley County in Plat Cabinet Q, Page 288-A. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way, and all other matters affecting subject property, or record in the Office of the RMC for Berkeley County, South Carolina.

BEING the same property conveyed to the Grantor herein by Deed of Newbury Place REO III, LLC, dated September 10, 2012 and recorded in the RMC Office for Berkeley County in Deed Book 9703, at Page 83.

TMS# 272-13-01-007

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 being transferred BY BRENDA FORREST SWAIM TO LINDIAN JOSEPH SWAIM, JR. on December 14, 2015.
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, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) EXEMPT from the Deed recording fee because (exemptions 1-12) # 1
(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) The fee is computed on the consideration paid or to be paid in money or money=s worth in the amount of \$ _____
 - (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 \$ _____.
4. Check YES or NO 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, tenement, or realty after the transfer. If YES@, the amount of the outstanding balance of this lien or encumbrance is \$ _____
5. The DEED recording Fee is computed as follows:
 - (a) \$ -0- The amount listed in item 4 above.
 - (b) \$ -0- The amount listed in item 5 above (no amount place zero)
 - (c) \$ -0- Subtract Line 6(b) from Line 6(a) and place the result.
6. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantee
7. Check if Property other than Real Property is being transferred on this Deed. (A) Mobile Home, (B) Other
8. DEED OF DISTRIBUTION - ATTORNEY=S AFFIDAVIT: Estate of _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that he is licensed to practice law in the State of South Carolina; that he has prepared the Deed of Distribution for the Representative in the Estate of _____, deceased, and that the grantees(s) therein are correct and conform to the estate file for the above-named decedent.
9. 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.



RANDOLPH W. COOPER
Attorney

Sworn to before me this 14th
day December, 2015.



Notary Public for South Carolina
My Commission Expires: 2-26-2017