

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 - DO NOT REMOVE *****



Instrument #:	2016012900		
Receipt Number:	19898	Return To:	RILEY POPE & LANEY LLC
Recorded As:	DEED		PO BOX 11412
Recorded On:	April 28, 2016		COLUMBIA, SC, 29211
Recorded At:	11:41:12 AM	Received From:	RILEY POPE & LANEY LLC
Recorded By:	BEVERLY BLAKE	Parties:	
Book/Page:	RB 2163: 766 - 771		Direct- MOUZON, TIKKIA
Total Pages:	6		Indirect- WVUE REO 2015-1 LLC

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

Recording Fee:	\$11.00
Consideration:	\$15,000.00
County Tax:	\$16.50
State Tax:	\$39.00
Tax Charge:	\$55.50



RECEIVED

APR 28, 2016

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Riley Pope & Laney, LLC
2838 Devine Street
Post Office Box 11412 (29211)
Columbia, South Carolina 29205

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

FORECLOSURE DEED
Public Sale

To all whom these Presents shall concern:

I, Honorable Dale E. Van Slambrook, as Master in Equity for Berkeley County, State of South Carolina, send Greetings:

WHEREAS, in an action in the Court of Common Pleas in the County and State aforesaid, between US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee of West Vue NPL Trust II as Plaintiff and Tikkia Mouzon aka Tikkia Maria Whitney, individually and as heir of the Estate of Dorothy Mouzon aka Dorothy Mae Mouzon, deceased, the Personal Representative, if any, whose name is unknown, of the Estate of Dorothy Mouzon aka Dorothy Mae Mouzon; Gregory Johnson, Wayne Alfonson Ross, Orlando Mouzon aka Orlando Frank Mouzon and any other Heirs-at-Law or Devisees of Dorothy Mouzon aka Dorothy Mae Mouzon, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe as Defendants, by an Order filed of record on February 17, 2016 in Case No. 2013-CP-08-00751, it was decreed that the property hereinafter described should be sold by the Master in Equity for Berkeley County on the terms and for the purposes mentioned in the order(s) granted in the case, as by reference thereto will appear.

NOW THEREFORE KNOW ALL MEN, that I, the undersigned, as Master in Equity for Berkeley County, on April 6, 2016, pursuant to the foregoing, openly and publicly, in consideration of the premises, and also in consideration of the sum of Fifteen thousand and 00/100 (\$15,000.00) Dollars as paid by Plaintiff, and which was thereafter assigned to WVUE REO 2015-1, a Delaware limited liability company, the hereinafter named grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell, and release the following property unto **WVUE REO 2015-1, LLC, a Delaware limited liability company, its successors and assigns,**

All that certain piece, parcel or lot of land within the Town Limits of the Town of St. Stephen, in the County of Berkeley, and State of South Carolina, shown and designated as Lot No. 28 on a plat of land of Northwest Section subdivided for W.T. Beggett by J.O. Brinson, surveyor, dated October 1945, measuring Fifty by One Hundred Fifty (50x50 feet) and bounded on the Northeast by Lot No. 29, on the Southeast by a 25 foot street, on the Southwest by Lot No. 27 and on the Northwest by Lot No. 11. Being shown on that certain Plat prepared for Frankie Mouzon and Dorothy Mouzon prepared by Bobby M. Long, dated May 5, 1970 and recorded in Plat Book T at Page 104.

Being the same property conveyed unto Frankie Mouzon and Dorothy Mouzon by deed from Sadie L. Baggett dated November 13, 1969 and recorded December 7, 1970 in Deed Book A218 at Page 66 in the RMC/ROD Office for Berkeley County, South Carolina. Thereafter, by Deed from Dorothy Mae Mouzon unto Frankie Mouzon dated December 7, 1970 and recorded December 7, 1970 in Deed Book A218 at Page 67; thereafter, by Deed of Distribution from the Estate of Frankie Mouzon unto Dorothy Mouzon, Tikkia Mouzon and Orlando Mouzon dated June 19, 1998 and recorded June 22, 1998 in Deed Book 1360 at

Page 338; thereafter, by deed from Dorothy Mouzon unto Orlando Mouzon and Tikkia Mouzon dated July 1, 1998 and recorded July 1, 1998 in Deed Book 1370 at Page 331; thereafter, by deed from Orlando Mouzon unto Tikkia Mouzon and Dorothy Mouzon dated November 15, 2006 and recorded November 17, 2006 in Deed Book 6136 at Page 32. Thereafter, Dorothy Mouzon aka Dorothy Mae Mouzon, died on November 10, 2007, leaving the subject property to her heirs at law, namely, Tikkia Mouzon aka Tikkia Maria Whitney, Gregory Johnson, Wayne Alfonson Ross, and Orlando Mouzon aka Orlando Frank Mouzon.

TMS No. 0261-001-021

Property Address: 117 Well Circle, St. Stephen, SC 29479

GRANTEE'S ADDRESS:
C/O Longvue Mortgage Capital, Inc.
895 Dove Street, Suite 125
Newport Beach, CA 92660

Property Owner(s) of Record: Tikkia Mouzon aka Tikkia Maria Whitney, Gregory Johnson, Wayne Alfonson Ross, and Orlando Mouzon aka Orlando Frank Mouzon

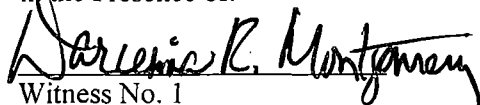
TOGETHER with all and singular the rights, members, hereditaments and appurtenances whatsoever, to the said premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, possession, property, benefit, claim and demand whatsoever, both at law and in equity, of all the parties to the said suit and of all other persons rightfully claiming or to claim the same, or any part thereof, by, from or under them, or either of them.


Subject to assessments, taxes, easements, conditions and restrictions of record and otherwise affecting the property.

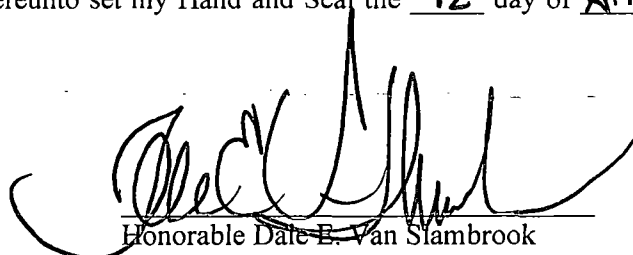
TO HAVE AND TO HOLD, the said premises with its hereditaments, privileges and appurtenances unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, I, the undersigned, as Master in Equity for Berkeley County, under and by virtue of the said order(s), have hereunto set my Hand and Seal the 12th day of APRIL, 2016.

SIGNED, SEALED, AND DELIVERED
in the Presence of:


Witness No. 1


Witness No. 2/Notary Public


Honorable Dale E. Van Slambrook
Master in Equity for Berkeley County

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw Honorable Dale E. Van Slambrook, as Master in Equity for Berkeley County, sign, seal and deliver the



within Deed; and that deponent, together with the other witness signed their names as witnesses thereto. The subscribing witness certified to the notary under oath or by affirmation that the subscribing witness is not a party to or beneficiary of the transaction, signed the record as a subscribing witness, and witnessed the principal sign the record.

WITNESS our hands and seals on this 12 day of April, 2016.

Suzanne Albright (L.S.)
Notary Public for South Carolina
My commission expires: 8-30-20

Darlene R. Montgomery
Witness No. 1

[Handwritten mark]

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 in this affidavit and I understand such information.
2. The property being transferred is located at 117 Well Circle, St. Stephen, SC 29479, bearing County Tax Map Number 0261-001-021, was transferred by Honorable Dale E. Van Slambrook, as Master in Equity for Berkeley County to WVUE REO 2015-1, a Delaware limited liability company on 4-12-16.
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 the 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 (See Information section of affidavit);

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase realty?

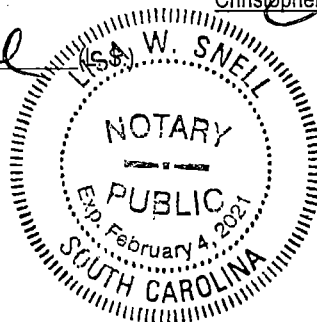
☐ Yes ☐ No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of affidavit):
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$15,000.00.
 - (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. Yes ☐ 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 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: \$15,000.00
 - (b) Place the amount listed in item 5 above here: \$_____
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$15,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$65.80.
8. 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 the Plaintiff.
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.

April 28, 2016
Columbia, South Carolina

28th day of April, 2016

Linda L. Snell
Notary Public for South Carolina
My Commission Expires:



[Signature]
Responsible Person Connected with the Transaction
Attorney for Plaintiff
T. Lowndes Pope/Heidi B. Carey/Damon C. Wlodarczyk/
Jayme L. Shy/Meredith M. Robertson/Peter M. Balthazor/
Christopher M. Wasson/Louise M. Johnson

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty". Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds: *Section 12-24-40*

- (1) Transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) That are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) Transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) Transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) Transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) That constitutes a contract for the sale of timber to be cut;
- (8) Transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust.
- (9) Transferring realty from a partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity, which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-4(A);
- (10) Transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) Transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) That constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) Transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.
- (14) Transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchases as well as for the purpose of purchasing the realty.
- (15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.