

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 #: 2016022592

Receipt Number: 27830

Recorded As: DEED

Recorded On: July 22, 2016

Recorded At: 09:34:57 AM

Recorded By: CATHY MILLS

Book/Page: RB 2228: 337 - 342

Total Pages: 6

Return To: FOTI LAW FIRM LLC

162 STEVENS FARMS DRIVE

CHARLESTON, SC, 29492

Received From: FOTI LAW FIRM LLC

Parties:

Direct- WVUE 2015-1

Indirect- HANNIBAL, BARBARA

*** EXAMINED AND CHARGED AS FOLLOWS ***

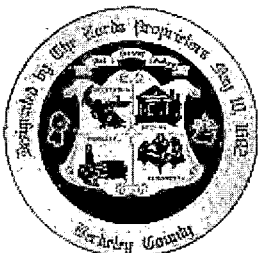
Recording Fee: \$11.00

Consideration: \$22,000.00

County Tax: \$24.20

State Tax: \$57.20

Tax Charge: \$81.40



RECEIVED

JUL 22, 2016

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Prepared By/RETURN TO:

Foti Law Firm, LLC
162 Seven Farms Drive, Suite 205
Charleston, SC 29492

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **WVUE REO 2015-1, LLC** (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$22,000.00)** and subject to the restrictions, exceptions and limitations, if any, as hereinafter set forth, to the Grantor paid by **Barbara Hannibal** (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said **Barbara Hannibal**, her Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

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 to the Grantor herein by Deed of Dale E. Van Slambrook, Master-in-Equity for Berkeley County dated April 12, 2016 and recorded in the ROD Office for Berkeley County on April 28, 2016 in Record Book 2163, at Page 766.

This conveyance is made subject to the following:

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

TMS Number: 026-10-01-021

Grantee's Address: 117 Wells Circle, St Stephen SC 29479

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


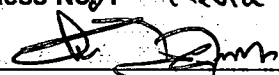
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, **Barbara Hannibal**, and her Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Suceessors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantees hereinabove named and the Grantee's Heirs and Assigns against the Grantor and the Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

INTENTIONALLY LEFT BLANK


WITNESS my hand and seal this 28th day of June in the year of our Lord, Two Thousand and Sixteen (2016) and in the Two Hundred Fortieth (240th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Witness No. 1 Kevin Braga

Witness No. 2 Stephen Favarzo

WVUE REO 2015-1, LLC, a Delaware Limited
Liability Company

BY: LongVue Mortgage Capital, LLC, its
attorney-in-fact

BY: 
Its: EXP

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

STATE OF CALIFORNIA

COUNTY OF _____

ACKNOWLEDGMENT

THE FOREGOING instrument was acknowledged before me by _____
of LongVue Mortgage Capital, Inc., attorney-in-fact for WVUE REO
2015-1, LLC on this the 28th day of June, 2016.

Notary Public for California
My commission expires:

Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On June 28, 2016 before me, Derek Joseph Basterrechea, a Notary Public, personally appeared DAVID KADDAJ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity, and that by his/~~her~~/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

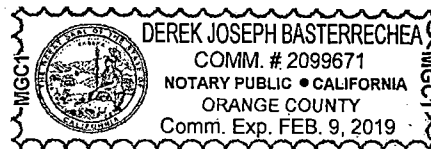
I certify under PENALTY AND PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: Derek Joseph Basterrechea

Seal: _____



STATE OF SOUTH CAROLINA

Date of Transfer of Title 28th day of June, 2016

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 is being transferred by WVUE REO 2015-1, LLC, a Delaware limited liability company to Barbara Hannibal on June 28, 2016.
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 (Exemption: n/a) (Explanation, if required: n/a, If exempt, please skip items 4-6 and go to Item No. 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 \$22,000.00
 - (b) ☐ The fee is computed on the fair market value of the realty, which is \$N/A
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$N/A
5. 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 after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$22,000.00 the amount listed in Item No. 4 above
 - (b) \$0.00 the amount listed on Item No. 5 above (no amount, please zero)
 - (c) \$22,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as grantee.
8. 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 28th day of June, 2016.

Notary Public for South Carolina

My commission expires: August 28, 2022

Barbara Hannibal

