

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 #: 2017027164

Receipt Number: 65038

Return To: TAYLOR FOLEY LLC

Recorded As: DEED

171 CHURCH STREET SUITE 330

Recorded On: July 31, 2017

CHARLESTON, SC, 29401

Recorded At: 10:53:07 AM

Received From: TAYLOR FOLEY LLC

Recorded By: BEVERLY BLAKE

Parties:

Book/Page: RB 2525: 596 - 600

Direct- SMOAK, BURBAGE

Total Pages: 5

Indirect- BERCHIK LLC

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

Recording Fee: \$10.00

Exempt

Tax Charge: \$0.00



RECEIVED

JUL 31, 2017

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

After recording, please return to:

Taylor Foley, LLC
171 Church Street – Suite 330
Charleston, SC 29401

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF BERKELEY)	(Quit Claim Deed)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, that I, **Burbage Smoak** ("Grantor"), for and in consideration of the sum of One and No/100 United States Dollar (U.S.\$1.00), to it in hand paid at and before the sealing of these presents by **Berchik, LLC** ("Grantee"), in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold, released, and forever quitclaimed, and by these presents do grant, bargain, sell, release and forever quitclaim unto the said Grantee, and Grantee's successors and assigns, all of the Grantor's interest in the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE FOR A FULL AND COMPLETE LEGAL
DESCRIPTION OF THE PROPERTY BEING CONVEYED (THE "PROPERTY" OR
"PREMISES")

Grantee's Address: 145 Londonderry Road
Goose Creek, South Carolina 29445

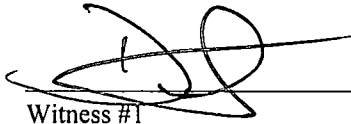
TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee, the Grantee's assigns, forever, so that neither the said Grantor nor the Grantor's heirs, nor any other person or persons, claiming under them, shall at any time hereafter, by any way or means, have claim or demand any right or title to the aforesaid premises or appurtenances, or any parcel thereof, forever.

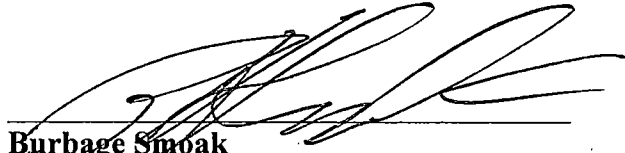
✓

WITNESS the Grantor's Hand and Seals this 18th day of July, 2017.

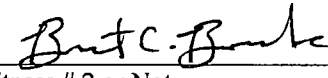
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness #1



Burbage Smoak



Witness # 2 or Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by **BURBAGE SMOAK**, on this
18th day of July, 2017

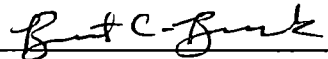
 (SEAL)
Notary Public for State of South Carolina
County of Charleston
My Commission Expires: 8-21-24



EXHIBIT "A"

All that certain piece, parcel or tract of land, together with any buildings and improvements thereon, situate, lying and being near the intersection of Interstate 26 and Jedburg Road, County of Berkeley, State of South Carolina, measuring and containing 21.053 acres, more or less, and being more fully shown and delineated as same on that certain plat entitled "SUBDIVISION PLAT SHOWING PROPERTY LINE ADJUSTMENT BETWEEN TMS TMS 207-00-01-100.000 (36.053 ACRES) PROPERTY OF LESIA SMITH MELENDEZ & TMS 207-00-01-110.000 (14.954 ACRES) PROPERTY OF SMOAK JEDBURG, LLC..." prepared by Thomas L. Westbury, RLS, dated August 10, 2010, recorded in the Office of the ROD for Berkeley County, SC in Plat Cabinet O, at Page 69P; reference is hereby craved to said plat and same is made a part and parcel of this description.

THIS CONVEYANCE IS MADE SUBJECT TO: All conditions, covenants, easements, restrictions and rights-of-way indicated by instruments, including plats of record, and all applicable zoning or other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TMS# 207-00-01-100

BEING the same property conveyed to the Grantor hereof by Deed dated June 4, 2013, and recorded on June 5, 2013 in the Register of Deeds Office for Berkeley County, in Book 10165, at Page 230.

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

DOC: 2017027164

RB 2525: 600

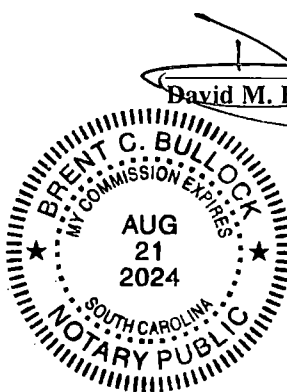
AFFIDAVIT

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: Burbage Smoak
TO: Berchik, LLC
ON: 18th day of July, 2017
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 distribution to a trust beneficiary.
(c) ☒ EXEMPT from the deed recording fee because (Exemption # 8)
(Explanation If required): Transfer into LLC.
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 \$ _____.
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 \$ _____.
6. The DEED Recording Fee is computed as follows:
(a) _____ the amount listed in item 4 above
(b) _____ the amount listed in item 5 above (no amount place zero)
(c) _____ Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who connected with the transaction as:
Attorney
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, certified 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 Representative 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 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 and subscribed before me
this 18th day of July, 2017.

Burt C. Bullock
Notary Public for South Carolina
County of Charleston
My Commission Expires: 8-21-24



David M. Foley, Esq. – Attorney