

**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 *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #: 2017045287

Receipt Number: 78800 **Return To:**

Recorded As: EREC-DEED

Recorded On: December 19, 2017

Recorded At: 09:44:43 AM **Received From:** SIMPLIFILE

Recorded By: ROBIN MCMAKIN **Parties:**

Book/Page: RB 2636: 515 - 518 **Direct:** BRYAN, RHIANNA

Total Pages: 4 **Indirect:** BRYAN, RICHARD B

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

Recording Fee: \$10.00

Tax Charge: \$0.00



RECEIVED

December 19, 2017

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)

QUITCLAIM DEED
(Title Not Examined by Foti Law Firm, LLC)

WHEREAS, RHIANNA BRYAN desires to quitclaim all of her interest in the below described property to RICHARD B. BRYAN.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that RHIANNA BRYAN ("Grantor"), for and in consideration of the sum of **FIVE AND 00/100 (\$5.00) DOLLARS** and no other monetary consideration, and the quit-claiming of any interest in the property described below to Grantor, in hand paid at and before the sealing and delivery of these presents, by RICHARD B. BRYAN, ("Grantee"), the receipt whereof is hereby acknowledged, has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the said RICHARD B. BRYAN, his heirs and assigns the following-described property:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in Berkeley County, South Carolina, and known and designated as LOT 36, BRIDDLEFORD RIDGE OF COLLEGE PARK 8, as more fully shown and designated on a plat entitled "Plat of a Portion of Briddleford Ridge, College Park 8, Berkeley County, S.C., Lots 1-17, Lots 18-20, Lots 33-71, Lots 106-109, Lots 110-132, Lots 133-152", by E.M. Seabrook, Jr. dated July 1, 1986 and recorded in the RMC Office for Berkeley County in Plat Cabinet F, Page 363. Said lot having such size, shape, dimensions, buttings and boundings as reference to the above described plat will more full appear.

SUBJECT to in all respects, any Restrictions, Easements and/or rights of way of record.

BEING the same property conveyed to Richard B. Bryan and Rhianna Bryan by Deed from Richard B. Bryan dated November 6, 2006 and recorded December 13, 2006 in the RMC Office for Berkeley County in Book 6198 at page 237

TMS Number: 233-11-05-039

Grantee Address: 617 Oxford Rd, Ladson, SC 29456

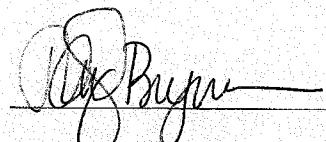
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

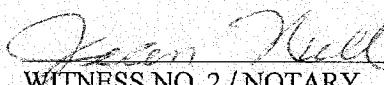
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee and Grantee's heirs and assigns forever so that neither the said Grantor, nor Grantor's assigns, nor Grantor's heirs nor any other person or persons, claiming under Grantor or them, shall at any time hereafter, by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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed, sealed and delivered this 6th day of November, 2017

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

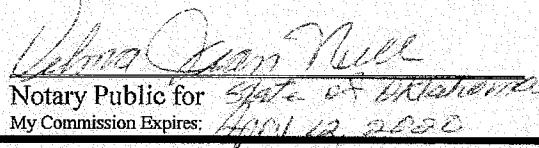

WITNESS NO. 1
Print Name: Jeffrey Baldridge

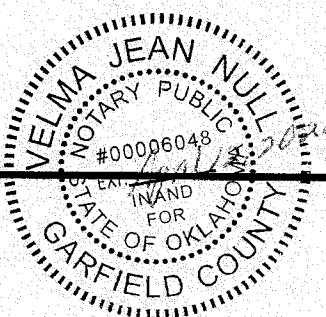

RHIANNA BRYAN


WITNESS NO. 2 / NOTARY
Print Name: Jean Null

STATE OF	<u>Oklahoma</u>)	ACKNOWLEDGMENT
COUNTY OF	<u>Garfield</u>)	

THE FOREGOING instrument was acknowledged before me by **Rhianna Bryan** on this
the 6th day of November 2017.


Notary Public for State of Oklahoma
My Commission Expires: 4/01/2020



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 is being transferred is located at **617 Oxford Road, Ladson, SC**
29456 from Rhianna Bryan to Richard B. Bryan, on **11/30/17**, 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 a distribution to a trust beneficiary.
 - (c) EXEMPT from the deed recording fee because Exemption # 4 add Spouse
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 **\$5.00**.
 - (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
6. The DEED Recording Fee is computed as follows:
 - (a) **.00** the amount listed in Item #4 above
 - (b) **0.00** the amount listed on Item #5 above (no amount, please zero)
 - (c) **.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.


Richard B. Bryan

SWORN to before me this
31 day of November, 2017

Notary Public for
My Commission expires:

1/8/2020

