

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

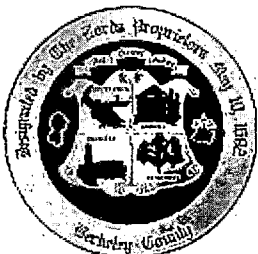
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2019020551		
Receipt Number:	130870	Return To:	DONNAN & MORTON PA
Recorded As:	DEED		4 ARBORLAND WAY
Recorded On:	June 18, 2019		GREENVILLE, SC, 29615
Recorded At:	10:23:19 AM	Received From:	DONNAN & MORTON PA
Recorded By:	DONNA SMITH	Parties:	
Book/Page:	RB 3050: 655 - 658		Direct- REDROCK CAPITAL LLC
Total Pages:	4		Indirect- GILES, MICHAEL

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$10.00
Consideration:	\$26,162.00
County Tax:	\$29.15
State Tax:	\$68.90
Tax Charge:	\$98.05



RECEIVED

JUN 18, 2019

ASSESSOR

BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Donnan & Morton, P.A.
4 Arborland Way
Greenville, SC 29615

NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

TITLE TO REAL ESTATE
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Redrock Capital, LLC** in consideration of **Twenty-Six Thousand, One Hundred Sixty-Two Dollars and 50/100 (\$26,162.50)**, the receipt of which is hereby acknowledged, have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said: **Michael Giles, his heirs and assigns, forever:**

ALL that certain piece, parcel or lot of land together with the improvements thereon, situate, lying and being in the Corporate limits of the Town of St. Stephen, Berkeley County, South Carolina, known and designated as Lot 28 on an unrecorded plat of land of the "Northwest Section subdivided for W. T. Baggett" by J. O. Brinson, Surveyor, October, 1945, measuring Fifty by One Hundred Fifty (50x150) feet, and bounded on the Northeast by Lot No. 29, on the Southeast by a 25 feet street, on the Southwest by Lot No. 27, and on the Northwest by Lot No. 11; and being shown on that certain plat prepared for Frankie Mouzon and Dorothy Mouzon by Bobby M. Long, RLS, dated May 5, 1970, and recorded in the Office of the Register of Deeds for Berkeley County, S.C., in Plat Book T at Page 104; and having such size, shape, metes, bounds and delineations as will be more fully shown by reference to said plat.

THIS being the same property conveyed to Redrock Capital, LLC by virtue of a Tax Deed from Virginia R. Hamilton, Delinquent Tax Collector, Berkeley County, South Carolina, dated January 28, 2019 and recorded in the Register of Deeds Office for Berkeley County, in Deed Book 2953 at Page 235, on February 19, 2019.

THIS conveyance is made subject to all restrictions, easements, rights of way, setback lines, roadways, and zoning ordinances, if any, of record on the recorded plat(s), or on the premises affecting said property.

Tax Map Number: 026-10-01-021

Grantee Address: PO Box 778, St. Stephen, SC 29479

Property Address: 117 Wells Circle, Saint 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 grantee(s) and their heirs and assigns, forever.

Witness the grantor's(s') hand(s) and seal(s) this 22 day of May, 2019.

SIGNED, sealed and delivered in the presence of:

Redrock Capital, LLC

By:

Chris Markwell, Authorized Agent

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 22 day of May, 2019 by Chris Markwell, Authorized Agent of Redrock Capital, LLC.

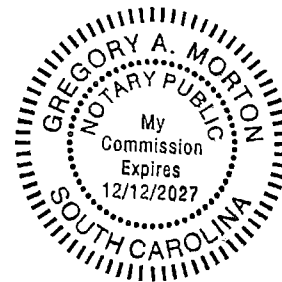
Sworn to and subscribed before me
this 22 day of May, 2019.

~~NOTARY PUBLIC FOR SOUTH CAROLINA~~

~~My Commission Expires: 12/12/2027~~

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE



AFFIDAVIT

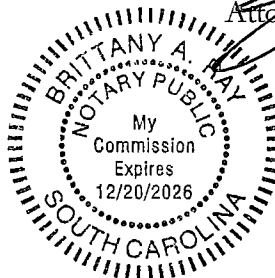
Personally appeared before me the undersigned, who being duly sworn, deposes and says: This transaction was a real property sale and the total consideration paid or to be paid in money or money's worth was \$26,162.50, and the deed recording fee remitted herewith is calculated upon this total consideration amount. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction. I further 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 22 day of May, 2019.

Notary Public for South Carolina

My Commission Expires: 12/20/2026

~~Attorney~~



STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 is located at 117 Wells Circle, Saint Stephen, SC 29479, bearing Berkeley County Tax Map Number 026-10-01-021, was transferred by Redrock Capital, LLC to Michael Giles on May 22, 2019.
3. Check one of the following: The deed is
 - (a) X 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 (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 the realty? Check Yes or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$26,162.50 .
- (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 X 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$26,162.50
- (b) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$26,162.50

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$98.05 .

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 preparing Deed.

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.

Responsible Person Connected with the Transaction

SWORN to and subscribed before me
this 22 day of May, 2019

Notary Public for South Carolina
My Commission Expires: 12/20/2026

