

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 #:	2019023884	
Receipt Number:	133307	Return To:
Recorded As:	EREC-DEED	
Recorded On:	July 10, 2019	
Recorded At:	02:06:35 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 3072: 695 - 698	Direct- PORTSIDE INVESTMENT GROUP LLC
Total Pages:	4	Indirect- KEY LAND DEVELOPMENT LLC

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

Recording Fee:	\$10.00
Consideration:	\$794,419.61
County Tax:	\$873.95
State Tax:	\$2,065.70
Tax Charge:	\$2,939.65



RECEIVED

JUL 10, 2019

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

*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds



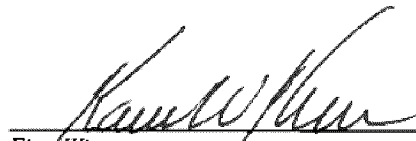
AND, subject to the Exceptions, Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Property unto the said Grantee, its successors and assigns, against Grantor and Grantor's successors or assigns, lawfully claiming, or to claim the same or any part thereof, but against no others.


WITNESS Grantor's Hand and Seal, this 9<sup>th</sup> day of July in the year of our Lord two thousand nineteen and in the two hundred and forty-fourth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

**Portside Investment Group, LLC, a**  
South Carolina limited liability company (SEAL)

BY: M2 Land, LLC, a Member

  
\_\_\_\_\_  
First Witness

  
\_\_\_\_\_  
Second Witness

By:   
\_\_\_\_\_  
Cynthia Mixson, a Manager


STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

I, the undersigned notary public, do hereby certify that **Portside Investment Group, LLC**, a South Carolina limited liability company, acting herein by M2 Land, LLC, a Member, acting herein by Cynthia Mixson, a Manager, personally appeared before me this day and year and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9<sup>th</sup> day of July, 2019.

  
\_\_\_\_\_  
(SEAL)  
Print Name: Barbara L. Morgan  
Notary Public, State of South Carolina  
My Commission Expires: 01/30/2022 5/27/2026  
[Affix official notarial seal or stamp]

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 was transferred by Portside Investment Group, LLC  
 to Key Land Development, LLC on July 9, 2019.

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 (See Information section of affidavit): \_\_\_\_\_ (Explanation required)  
 (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) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$794,419.61
- (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) Place the amount listed in item 4 above here: \$794,419.61
- (B) Place the amount listed in item 5 above here: -0-
- (If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$794,419.61

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$2,939.65

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 Grantor

9. I understand that a person required to furnish this affidavit who wilfully 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

Karen W. Kerrison  
 Print or Type Name Here

Sworn this 9th day of July, 2019

Notary Public for South Carolina

My Commission Expires: 5/17, 20 26