

**Berkeley County
Cynthia B. Forte
Register of Deeds
Moncks Corner 294616120**

00018055 Vol: 8605 Pg: 77

**Instrument Number:** 2010- 00018055

As
Deed

Recorded On: September 13, 2010**Parties:** SMITH LESIA

To

SMOAK JEDBURG LLC

Billable Pages: 1**Recorded By:** CHARD, R. DAVID**Num Of Pages:** 6**Comment:** R/R BK 8586 PG 343**** Examined and Charged as Follows: ****

Deed 11.00

Recording Charge: 11.00

	Tax Amount	Consideration Amount	RS#/CS#		Deed County Tax	
Deed Tax	0.00		D 4511			0.00
				Deed State Tax	0.00	
EXEMPT						
Tax Charge:	0.00					

RECEIVED

Sep 13, 2010

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

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: Berkeley County, SC

File Information:**Record and Return To:**

Document Number: 2010- 00018055

CHARD, R. DAVID

Receipt Number: 293024

2050 SPAULDING DRIVE

Recorded Date/Time: September 13, 2010 12:45:28P SUITE 2

Book-Vol/Pg: Bk-R VI-8605 Pg-77

N. CHARLESTON SC 29406

Cashier / Station: J Pearson / Cash Station 3



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

**Berkeley County
Cynthia B. Forte
Register of Deeds
Moncks Corner 294616120**

00017087 Vol: 8586 Pg: 343

Instrument Number: 2010-00017087

As
DeedRECEIVED
SEP 01 2010

R10-16342

Recorded On: August 30, 2010

Parties: SMITH LESIA

To

SMOAK JEDBURG LLC

Re-record to add date deed signed

Recorded By: CHARD, R. DAVID

Num Of Pages: 5

Comment:

**** Examined and Charged as Follows: ****

Deed	10.00				
Recording Charge:	10.00				
		Consideration Amount	RS#/CS#		
Deed Tax	371.85	100,500.00	D 4286		
				Deed State Tax	261.30
				Deed County Tax	110.55
Tax Charge:	371.85				

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RECEIVED
Aug 30, 2010
ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: Berkeley County, SC

File Information:**Record and Return To:**

Document Number: 2010- 00017087
Receipt Number: 290884
Recorded Date/Time: August 30, 2010 11:18:30A
Book-Vol/Pg: Bk-R VI-8586 Pg-343
Cashier / Station: O Howell / Cash Station 6

CHARD, R. DAVID
2050 SPAULDING DRIVE
SUITE 2
N. CHARLESTON SC 29406



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

R/R
5

00017087 Vol: 8586 Pg: 344

Prepared by / Return to:
R. David Chard, Attorney at Law
2050 Spaulding Drive, Suite 2
North Charleston, SC 29406
Phone (843) 554-6984

Doc # 00017087

STATE OF SOUTH CAROLINA

00018055 Vol: 8605 Pg: 79

COUNTY OF BERKELEY

R10-16342

Title to Real Estate

THIS DEED is made the day hereinbelow stated, by and between **LESIA SMITH N/K/A, LESIA ANN MELENDEZ** hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, of the one part, and **SMOAK JEDBURG, LLC**, whose address is **34 MONTE SANO DRIVE, HANAHAN, SC 29410**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, of the other part; and in this instrument, the singular shall include the plural, and the plural shall include the singular, and one gender shall include all genders.

KNOW ALL MEN BY THESE PRESENTS, that **GRANTOR**, for and in consideration of the sum of **One Hundred Five Thousand and 00/100 (\$100,500.00)** Dollars, paid to **GRANTOR** by **GRANTEE**, in the State aforesaid, the receipt whereof is hereby acknowledged, has bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **GRANTEE**, its successors and assigns forever, in fee simple, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TMS #:PORTION OF 207-00-01-100

THIS CONVEYANCE IS MADE SUBJECT TO all restrictions and easements of record and/or easements upon the ground.

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AND the said GRANTOR does hereby bind his/her heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises unto the said GRANTEE, as hereinabove provided, against his/her heirs, executors, administrators, successors and assigns, and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

GRANTOR

Witness # 1 Sign Here and Below

LESIA SMITH N/K/A LESIA ANN
MELENDEZ

Notary Sign Here as Witness #2

Witness my hand and official seal, this 23rd day of August, 2010.

R David Chard
Notary Public for South Carolina
My Commission Expires: 1/3/17 (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

AFFIDAVIT

Date of Transfer
Closing Date 08/23/10

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. He/she has read the information on this affidavit and understands such information.
2. The property being transferred is in BERKELEY County bearing Tax Map Number 207-00-01-100 which was transferred by LESIA SMITH N/K/A LESIA ANN MELENDEZ to SMOAK JEDBURG, LLC on August , 2010.
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:
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$100,500.00
 - (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 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: \$100,500.00
 - (b) Place the amount listed in item 5 above here: \$0
 - (c) Subtract Line 6(b) from Line 6(a) \$100,500.00
7. As required by Code Section 12-24-70, I state that I am a responsible person who was 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 Rep. in the above estate, and that grantee(s) therein are correct and conform to the estate file for the above name decedent.
10. The undersigned understands 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.

R David Chard
Grantor, Grantee or Attorney

SWORN to before me on the
23rd day of August, 2010.

R David Chard
Notary Public for South Carolina
My Commission Expires: Y3/17

EXHIBIT "A"

ALL THAT PIECE, PARCEL OR TRACT OF LAND, LYING AND BEING IN BERKELEY COUNTY, SOUTH CAROLINA AND KNOWN AND DESIGNATED AS TMS # 207-00-01-110.000, CONTAINING 29.954 ACRES, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT SHOWING PROPERTY LINE ADJUSTMENT BETWEEN 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 SMAOK [SIC] JEDBURG LLC NEW ACREAGE TOTALS AS SHOWN HEREON LOCATED NEAR THE INTERSECTION OF INTERSTATE 26 & JEDBURG RD. BERKELEY COUNTY, SOUTH CAROLINA", PREPARED BY THOMAS L. WESTBURY S.C.R.L.S. NO. 23571, DATED AUGUST 10, 2010, AND FILED IN THE REGISTER OF DEEDS OFFICE FOR BERKELEY COUNTY IN PLAT CABINET O, PAGE 69P. SAID TRACT OF LAND HAVING SUCH ACTUAL SIZE, SHAPE, DIMENSIONS, BUTTINGS AND BOUNDINGS AS SHOWN ON SAID PLAT, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LESIA SMITH N/K/A LESIA ANN MELENDEZ BY DEED OF JAMES E. MOORE AND ANNETTE M. STACK, AS CO-TRUSTEES OF THE MARVIN REED MOORE FAMILY TRUST, AND ANNETTE M. STACK, TAMMY CRENSHAW, AND LESIA SMITH DATED NOVEMBER 21, 2005 AND RECORDED DECEMBER 19, 2005 IN THE BERKELEY COUNTY RMC OFFICE IN BOOK 5236, AT PAGE 99.

FORMERLY A PORTION OF TMS# 207-00-01-100 BEING ADDED TO 207-00-01-110

PROPERTY ADDRESS:
____ JEDBURG ROAD,
SUMMERVILLE, SC 29483

THE PARCEL DESCRIBED ABOVE CONSISTS OF A TRACT OF LAND CONTAINING FIFTEEN ACRES AND A SECOND TRACT OF LAND CONTAINING 14.954 ACRES, THE LATTER PARCEL HAVING BEEN PREVIOUSLY CONVEYED BY THE GRANTOR HEREIN TO THE GRANTEE HEREIN, BY A DEED DATED AUGUST 27, 2009 AND RECORDED ON AUGUST 31, 2009 IN THE RMC OFFICE FOR BERKELEY COUNTY IN BOOK 8096, AT PAGE 46.