

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

00020485 Vol: 8651 Pg: 245



53 2010 00020485

Instrument Number: 2010-00020485

As

Recorded On: October 08, 2010

Deed

Parties: CRANKSHAW CHARLES J

To

KEIB SEAN JAMES

Billable Pages:

1

Recorded By: CLAYPOOLE, J. STANLEY

Num Of Pages:

6

Comment: KEIB

## \*\* Examined and Charged as Follows: \*\*

Deed 11.00

Recording Charge: 11.00

	Tax Amount	Consideration Amount	RS#/CS#	Deed County Tax	
Deed Tax	407.00	110,000.00	D 5016	Deed State Tax	286.00
Tax Charge:	407.00				121.00

RECEIVED

Oct 08, 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: 2010-00020485

CLAYPOOLE, J. STANLEY

Receipt Number: 297025

2155 NORTHPARK LANE

Recorded Date/Time: October 08, 2010 03:32:39P

N. CHARLESTON SC 29406

Book-Vol/Pg: Bk-R VI-8651 Pg-245

Cashier / Station: B Edgerton / Cash Station 8



Cynthia B. Forte - Register of Deeds

10-0525 JSC/arl

RETURN TO: J. STANLEY CLAYPOOLE, P.A.  
2155 NORTHPARK LANE  
N. CHARLESTON, SC 29406

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STATE OF SOUTH CAROLINA )  
 ) TITLE TO REAL ESTATE  
COUNTY OF BERKELEY ) Doc # 00020485

KNOW ALL MEN BY THESE PRESENTS, THAT we, CHARLES J. CRANKSHAW and VIVIAN L. CRANKSHAW in the State aforesaid for/and in consideration of the sum of ONE HUNDRED TEN THOUSAND AND NO/100 (\$110,000.00) DOLLARS, to us in hand paid at and before the sealing of these presents by *SEAN JAMES KEIB and NATALIE A. KEIB* in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said *SEAN JAMES KEIB and NATALIE A. KEIB*, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, and designated as Lot 52, Block B, Highland Village at Sangaree, as shown on a plat entitled: "PLAT OF A PORTION OF HIGHLAND VILLAGE AT SANGAREE", prepared by T. W. Bailey, CE and LS, recorded in the RMC Office for Berkeley County in File Cabinet D, at Page 23, on August 29, 1979. Said Lot having such size, shape, dimensions, buttings and boundings as will by said plat more fully appear.

Subject to, in all respects, any Restrictions, easements and/or rights of way of record.

Being the same property conveyed to the Grantor(s) herein by Paul E. Gazaille and Paulette I. Gazaille by deed dated June 29, 2006, and recorded in the RMC Office for Berkeley County in Book 5760, at Page 66 on July 5, 2006.

TMS: 233-03-01-016

Address of Grantee: 143 Highland Avenue  
Summerville, SC 29483 00020485 Vol: 8651 Pg: 247

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 SEAN JAMES KEIB and NATALIE A. KEIB, their Heirs and Assigns forever.

AND we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the Premises unto the said SEAN JAMES KEIB and NATALIE A. KEIB, their Heirs and Assigns, against us and our Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand and Seal this 6th day of October, in the year of our Lord two thousand ten (2010) and in the two hundred thirty-fourth (234th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Ann R. Lofton  


Charles Crankshaw  
(L.S.)  
CHARLES J. CRANKSHAW  
Vivian L. Crankshaw  
(L.S.)  
VIVIAN L. CRANKSHAW

THE STATE OF SOUTH CAROLINA

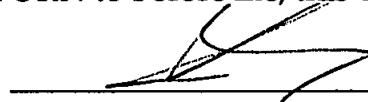
00020485 Vol: 8651 Pg: 248

CHARLESTON COUNTY

PERSONALLY appeared before me the below deponent, and made oath that (s)he saw the within named CHARLES J. CRANKSHAW and VIVIAN L. CRANKSHAW sign, seal and as their act and deed, deliver the within written Deed, and that (s)he with the other subscribing witness witnessed the execution thereof.

Ann R. Lofton

SWORN to before me, this 6th day of October A. D. 2010.



(SEAL)

Notary Public of South Carolina

My Commission Expires: 3-12-14

STATE OF SOUTH CAROLINA  
COUNTY OF BERKELEY

## AFFIDAVIT

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

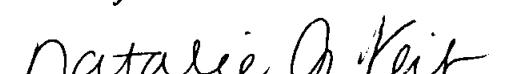
1. I have read the information on this Affidavit and I understand such information.
2. The property located at 143 Highland Avenue, Summerville, SC 29483, bearing Berkeley County Tax Map Number 233-03-01-016, was transferred by CHARLES J. CRANKSHAW and VIVIAN L. CRANKSHAW to SEAN JAMES KEIB and NATALIE A. KEIB on the 6th day of October, 2010.
3. Check one of the following: THE DEED IS:
  - (a) xx 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) xx The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$110,000.00.
  - (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 xx 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) \$110,000.00 the amount listed in item 4 above
  - (b) \_\_\_\_\_ the amount listed in item 5 above
  - (c) \$110,000.00 Subtract 6(b) from 6(a) and place result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: the purchaser(s) of the property.

8. Check if Property other than Real Property is being transferred on this Deed.

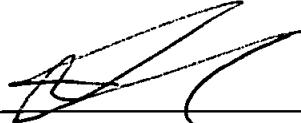
(a)  Mobile Home (b)  Other

9.  Deed of Distribution -- Attorney's Affidavit: Estate of \_\_\_\_\_ deceased Case Number \_\_\_\_\_. Personally appeared before me the undersigned attorney who being duly sworn, certifies 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 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 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.

  
SEAN JAMES KEIB  
  
NATALIE A. KEIB

SWORN to before me this 6th day of October, 2010.

  
(SEAL)  
NOTARY PUBLIC FOR SOUTH CAROLINA  
Commission expires: 3-12-14