

Berkeley County
Cynthia B. Forte
Register of Deeds 00024456 Vol: 8726 Pg: 255
Moncks Corner 294616120



Instrument Number: 2010- 00024456

As
Deed

Recorded On: December 02, 2010

Parties: DEVELOPMENTS UNLIMITED LLC

To

SOUTHARD JAMES H SR

Billable Pages: 3

Recorded By: HILL FIRM

Num Of Pages: 8

Comment: SOUTHARD

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

Deed 13.00

Recording Charge: 13.00

	Tax Amount	Consideration Amount	RS#/CS#		
Deed Tax	599.40	162,000.00	D 5926	Deed State Tax	421.20
				Deed County Tax	178.20

Tax Charge: 599.40

RECEIVED

Dec 02, 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- 00024456

HILL FIRM

Receipt Number: 304056

P O BOX 369

Recorded Date/Time: December 02, 2010 01:48:00P

RAVENEL SC 29470

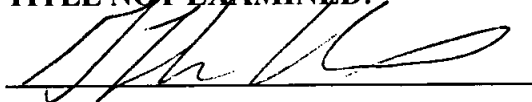
Book-Vol/Pg: Bk-R VI-8726 Pg-255

Cashier / Station: B Edgerton / Cash Station 8



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Doc #: 00024456

TITLE NOT EXAMINED:**STATE OF SOUTH CAROLINA,****WARRANTY DEED****COUNTY OF BERKELEY,**

KNOW ALL MEN BY THESE PRESENTS, THAT Developments Unlimited, LLC (Grantor) in the State aforesaid, for good and valuable in consideration equivalent to the sum of One Hundred Sixty Two Thousand and 00/100 (\$162,000.00) Dollars to Grantor in hand paid at and before the sealing of these presents by Grantee in the State aforesaid, the receipt of whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto said JAMES H. SOUTHARD, SR., the following described property:

See: Exhibit A---for legal description 79.95 acres, more or less

TMS #: 026-07-00-023

-ALSO-

See: Exhibit B---for legal description 5.00 acres, more or less

TMS #: 026-07-00-026

-ALSO-

See: Exhibit C---for legal description 9.9 acres, more or less

TMS #: 058-00-01-039

Grantee's Address: 1925 Savannah Hwy, Charleston, SC 29407

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

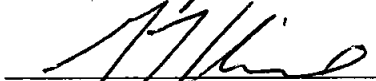
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JAMES H. SOUTHARD, SR., his heirs and assigns forever.

AND, I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the JAMES H. SOUTHARD, SR., against myself and my heirs and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the hand(s) and seal(s) of the Grantor this 19 day of October, in the year of our Lord two thousand ten and in the two hundredth thirty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of


Witness


Witness/Notary

DEVELOPMENTS UNLIMITED, LLC

By: 
JAMES H. SOUTHARD, JR., MEMBER

STATE OF SOUTH CAROLINA,

ACKNOWLEDGMENT

COUNTY OF CHARLESTON,

The foregoing instrument was acknowledged by me this 19 day of October, 2010, by JAMES H. SOUTHARD, JR., MEMBER OF DEVELOPMENTS UNLIMITED, LLC, GRANTOR.

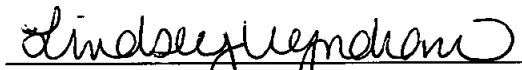
 Notary (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 3/1/20

EXHIBIT A

ST. STEPHEN HILL SITE TRACT. All that certain piece, parcel or tract of land situate, lying and being in First St. Stephen Tax District, within the Corporate Limits of the Town of St. Stephen, County of Berkeley, and State of South Carolina, measuring and containing eighty four and ninety-five hundredths (84.95) acres, be the same slightly more or less, said plat being dated March 27, 1963 by E. A. Dennis, R.O.S. and being recorded in Plat Book Q, page 64 and 65, Clerk of Court's Office for Berkeley County, and having metes, bounds, courses, distances, content and delineations as follows, to-wit:

Commencing at a point in the center of Santee Avenue at the point of its intersection with the right of way of Old River Road, common to the remaining portion of Santee Avenue, the right of way of Old River Road and the locus, North 45 degrees 30 minutes West to a point contiguous to the right of way of the said Santee Avenue at its intersection with Old River Road, a distance of .23 chains to a point located at its intersection with Old River Road, a distance of .23 chains to a point located in the center of Santee Avenue; thence a continuation of this line along the last named bearing, a distance of 20.19 chains along the right of way of Old River Road to a point in the center of a branch and located by a railroad rail; thence in a generally Northeasterly direction along the meanders of a branch (center line of the branch being the line) and along lands of Albany Felt Company to a point located by a two inch pipe; thence South 69 degrees 56 minutes East a distance of 4.26 chains along lands of Albany Felt Company to a point located by a two inch pipe; thence South 20 degrees 07 minutes West a distance of 24.32 chains along lands of Atlantic Coast Line Railroad to a point located by a new stake; thence North 47 degrees 10 minutes East a distance of 6.97 chains along lands of Atlantic Coast Line Railroad to a point located by a two inch pipe; thence South 20 degrees 10 minutes West a distance of 23.27 chains along lands of Atlantic Coast Line Railroad to a point located by a railroad rail; thence North 44 degrees 55 minutes West a distance of 8.62 chains along lands of W. T. Williams and others to a point; thence South 43 degrees 18 minutes West a distance of 0.66 chains along lands of Willie T. Williams to a point; thence a continuation of this line along the last name bearing, a distance of 1.82 along lands of Willie T. Williams to a point contiguous to the right of way of Second Street; thence a further continuance of this line along the last names bearing a distance of .23 chains to a point located in the center of Second Street; thence North 45 degrees 37 minutes West a distance of 2.39 chains along the center line of Second Street to a point in the center of Santee Avenue; thence South 48 degrees 02 minutes West a distance of 3.94 chains along the center of Santee Avenue to a point; thence South 49 degrees 28 minutes West a distance of 6.42 chains along the center of Santee Avenue to the point of beginning.

The St. Stephen Mill Site is the same property conveyed to Turner Lumber Company by Santee River Hardwood Company on 12-9-63 in Deed Book C-58, Page 461, in the Clerk of Court's Office for Berkeley County.

Saving and excepting, however, from the operation of this conveyance, a lot of land heretofore conveyed to Willie T. Williams by Deed of Record in the Office of the Clerk of Court for Berkeley County, South Carolina in Deed Book A-30, page 106, dated May

4, 1963, described as follows: Commencing at a point contiguous to the right of way of Second Street; common to the locus, other lands of Willie T. Williams and said right of way, North 45 degrees 37 minutes West a distance of 1.52 chains along the right of way of Second Street to a point; thence North 44 degrees 22 minutes East a distance of 1.90 chains along a portion of the hereinbefore described tract to a point; thence South 48 degrees 40 minutes East a distance of 1.52 chains along a portion of the hereinbefore described tract to a point; thence South 43 degrees 18 minutes West a distance of 1.82 chains to the point of beginning. (See plat dated April 15, 1963 by E. A. Dennis, R.L.S., recorded in Plat Book Q-24 at page 24, Office of the Clerk of Court for Berkeley County.)

SAVING AND EXCEPTING ALL that certain piece, parcel and tract of land, together with the improvements thereon, situated in Berkeley County, South Carolina, and shown and designated as "5.00 Acres", on a plat entitled "Plat of 5.00 Acre Tract, Subdivision of Lands of Friedberg, Moncrief, and Moncrief, St. Stephens, Berkeley County, South Carolina," by D. E. Franklin, P.E. & R.L.S., dated July 31, 1984 and recorded on the 7th day of October, 1985, in Plat Cabinet F, File 173, in the RMC Office for Berkeley County.

Together with the non-exclusive rights of ingress and egress over the residual acreage commencing at the end of dedication for Santee Ave., and along the 50' right-of-way as "Private Road" in order to gain access to the said "5.00..."

Being the same property conveyed to Grantor herein by deed of Richard H. Friedberg dated 4/21/07 and recorded in Book 6530 at Page 241 on 5/1/07 in the RMC Office for Berkeley County, and, the the same property conveyed to Grantor herein by deed of William A. and Elizabeth B. Moncrief Foundation, Estate of William Alvin Moncrief, Estate of Elizabeth Bright Moncrief, W.A. Moncrief Trust, W.A. Moncrief Jr., as Trustee and W.A. Moncrief Jr., Richard W. Moncrief and Charles B. Moncrief dated 2/17/05 and recorded in Book 4567 at Page 108 on 3/9/05 in the RMC Office for Berkeley County.

TMS:026-07-00-023

EXHIBIT B

ALL those certain pieces, parcels and tracts of land, together with the improvements thereon, situated in Berkeley County, South Carolina, and shown and designated as "5.00 Acres", on a plat entitled "Plat of 5.00 Acre Tract, Subdivision of Lands of Friedberg, Moncrief, and Moncrief, St. Stephens, Berkeley County, South Carolina," by D. E. Franklin, P.E. & R.L.S., dated July 31, 1984 and recorded on the 7th day of October, 1985, in Plat Cabinet F, File 173, in the RMC Office for Berkeley County.

Together with the non-exclusive rights of ingress and egress over the residual acreage commencing at the end of dedication for Santee Ave., and along the 50' right-of-way as "Private Road" in order to gain access to the said "5.00..."

Being the same property conveyed to Grantor herein by deed of Clifford H. Bowman dated 5/4/04 and recorded in Book 4098 at Page 155 on 7/7/04 in the RMC Office for Berkeley County.

TMS:026-07-00-026

EXHIBIT C

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Berkeley, State of South Carolina, measuring and containing nine and nine tenths (9.9) acres, more or less, and known and designated as Lot 25, Block B, on a plat entitled "PLAT OF TRACTS 26-A & 25-B OWNED BY: JOSEPH RODGERS" made by Hager E. Metts, RLS of Metts Surveying Company dated May 15, 2000 and recorded in Plat Cabinet O, Page 235, in the Register of Deeds for Berkeley County, South Carolina, the said lot having such size, shape, location, dimension, buttings and boundings as will by reference to said plat more fully and at large appear. (Note: Said plat incorrectly identifies Lot 25, Block B as having TMS number 058-00-01-038)

SUBJECT to all covenants, conditions, restrictions, reservations, easements and other matters affecting the subject property as filed in the Register of Deeds Office for Berkeley County, South Carolina.

Being the same property conveyed to Grantor herein by deed of Joseph Rodgers, Jr., as Trustee for Joseph Rodgers, Jr., Evelyn Milligan, Estell Smalls, Simon Rodgers, Jerome Goodson and Gary L. Williams dated 11/10/05 and recorded in Book 5189 at Page 306 on 11/30/05 in the RMC Office for Berkeley County.

TMS:058-00-01-039

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 Developments Unlimited, LLC
 to James R. Southard Sr on 10/19/10.

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 \$162,000.00.
- (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 ☒ 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: \$162,000.00
- (B) Place the amount listed in item 5 above here: _____
- (If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$162,000.00

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

\$599.40 + 13.00 = 612.40

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

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.

[Signature]
 Responsible Person Connected with the Transaction

G. Thomas Hill
 Print or Type Name Here

Sworn this 3rd day of November, 2010
 Notary Public for SC
 My Commission Expires: 1/19, 2011