

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

00023442 Vol: 9206 Pg: 312



53 2011 00023442

Instrument Number: 2011- 00023442

As
Deed

Recorded On: November 29, 2011**Parties:** SMOAK JEDBURG LLC

To

SMOAK PROPERTY HOLDINGS LLC

Recorded By: BUIST BYARS & TAYLOR LLC**Num Of Pages:** 5**Comment:****** Examined and Charged as Follows: ****

Deed	10.00				
Recording Charge:	10.00				
		Consideration			
	Tax Amount	Amount	RS#/CS#		
Deed Tax	1,117.40	301,519.00	D 5610		
				Deed State Tax	785.20
					Deed County Tax 332.20
Tax Charge:	1,117.40				

RECEIVED

Nov 29, 2011

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: 2011- 00023442	BUIST BYARS & TAYLOR LLC
Receipt Number: 350650	652 COLEMAN BLVD
Recorded Date/Time: November 29, 2011 02:46:37P	SUITE 200
Book-Vol/Pg: Bk-R VI-9206 Pg-312	MT PLEASANT SC 29464
Cashier / Station: B Blake / Cash Station 7	



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

AFTER RECORDING RETURN TO:
 Buist, Byars & Taylor, LLC
 652 Coleman Blvd., Suite 200
 Mt. Pleasant SC 29464

00023442 Vol: 9206 Pg: 313

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY) LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SMOAK JEDBURG, LLC**, a South Carolina limited liability company (the "Grantor"), in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED ONE THOUSAND FIVE HUNDRED NINETEEN AND 00/100 DOLLARS (\$301,519.00)**, to it in hand paid at and before the sealing of these Presents by **SMOAK PROPERTY HOLDINGS, LLC**, a South Carolina limited liability company (the "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **SMOAK PROPERTY HOLDINGS, LLC**, its successors and assigns, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED (THE "PROPERTY" OR "PREMISES").

Address of Grantee: 34 Monte Sano Drive, Hanahan, SC 29410

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 **SMOAK PROPERTY HOLDINGS, LLC**, its successors and assigns, forever.

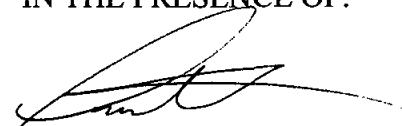
And the Grantor does hereby bind itself and its successors, executors, and administrators, to warrant and forever defend, all and singular, the premises before mentioned unto the said **SMOAK PROPERTY HOLDINGS, LLC**, its successors and assigns, against itself, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof, but only by through or under the Grantor.

{00242995.DOC}

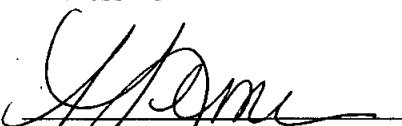
{00242995.DOC}

IN WITNESS WHEREOF, **SMOAK JEDBURG, LLC** by Charles L. Smoak, its Member, have caused these presents to be executed this 14th day of November, in the year of our Lord Two Thousand Eleven and in the Two Hundred and Thirty-Sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

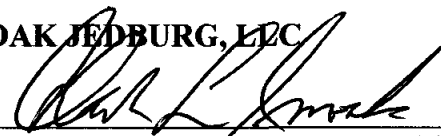


Witness #1

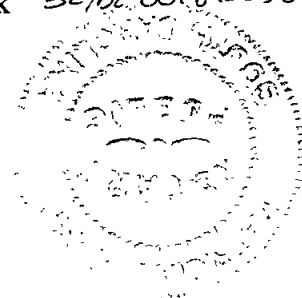


Witness #2

SMOAK JEDBURG, LLC

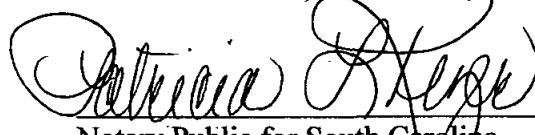
By: 
Charles L. Smoak SC106 001693038
Its: Member

PATRICIA L. KIZER
NOTARY PUBLIC SOUTH CAROLINA
MY COMMISSION EXPIRES: 8-31-2016



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me by **SMOAK JEDBURG, LLC** by Charles L. Smoak, its Member, this 14th day of November, 2011.

 (SEAL)
Notary Public for South Carolina
My commission expires: 08-31-16

TITLE NOT EXAMINED BY BUIST BYARS & TAYLOR, LLC

EXHIBIT "A"

ALL that certain piece, parcel or lot of land, situate, lying and being in Berkeley County, South Carolina, known and designated as "SMOAK JEDBURG LLC TMS 207-00-01-110.000 29.954 ACRES (NEW TOTAL)" as more particularly 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 JEDBURG LLC NEW ACREAGE TOTALS AS SHOWN HERE LOCATED NEAR THE INTERSECTION OF INTERSTATE 26 & JEDBURG RD. BERKELEY COUNTY, SOUTH CAROLINA", dated August 10, 2010 by Thomas L. Westbury, S.C.R.L.S. No. 23571 and duly recorded August 20, 2010 in Plat Cabinet O, Page 69P, Berkeley County ROD office. Said lot having such size, shape, dimensions, buttings and boundings as reference to the aforesaid plat will more fully and at large appear.

This being the same property conveyed to the Grantor by deed from Lesia Smith n/k/a Lesia Ann Melendez dated August 23, 2010 and recorded in Book 8586, page 343 and re-recorded in Book 8605, page 77 Berkeley County ROD Office.

TMS#107-00-01-110

STATE OF SOUTH CAROLINA)
 COUNTY OF BERKELEY COUNTY)

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 29.954 acres, TMS# 2070990910119 being transferred located in Berkeley County as described more fully in Exhibit "A", and were transferred by SMOAK JEDBURG, LLC to SMOAK PROPERTY HOLDINGS, LLC on Nov. 14, 2011.

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 distribution to a trust beneficiary.
- (c) _____ exempt from the deed recording fee because transferring from individual to limited liability company: _____ (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 \$301,519.00
- (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 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: \$301,519.00
- (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 result here: \$301,519.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1117.40.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as : Legal Representative

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.

Legal Representative

Gray B. Taylor, Esq.

Sworn to before me this 28th
 day of November, 2011.

Notary Public for South Carolina
 My Commission Expires:

