

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

00020076 Vol: 9637 Pg: 78



53 2012 00020076

**Instrument Number:** 2012- 00020076As  
Deed**Recorded On:** August 21, 2012**Parties:** DOLPHIN PROPERTIES LLC

To

DOLPHIN PROPERTIES OF CHARLESTON LLC

**Recorded By:** MCCANTS, J LYNN**Num Of Pages:** 5**Comment:****\*\* Examined and Charged as Follows: \*\***

Deed 10.00

**Recording Charge:** 10.00

	Tax Amount	Consideration Amount	RS#/CS#		Deed County Tax	
Deed Tax	0.00		D 10501			0.00
				Deed State Tax	0.00	
EXEMPT						
<b>Tax Charge:</b>	0.00					

RECEIVED

Aug 21, 2012

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: 2012- 00020076  
 Receipt Number: 389318  
 Recorded Date/Time: August 21, 2012 03:26:09P  
 Book-Vol/Pg: Bk-R VI-9637 Pg-78  
 Cashier / Station: J Pearson / Cash Station 8

MCCANTS, J LYNN  
 ATTORNEY AT LAW  
 PO BOX 2025  
 MT PLEASANT SC 29465



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

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STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF BERKELEY        )

## QUIT-CLAIM DEED

WHEREAS, the undersigned hereby wishes to quit-claim to the Grantee hereinafter set forth, any interest it may own in the subject property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Dolphin Properties, LLC for and in consideration of the sum of FIVE DOLLARS (\$5.00) to it in hand paid at and before the sealing of these presents by Dolphin Properties of Charleston, LLC, in the state aforesaid for which the receipt whereof is hereby acknowledged, has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the said Dolphin Properties of Charleston, LLC, its successors and assigns forever, ALL ITS RIGHT, TITLE AND INTEREST IN AND TO the following described property:

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the County of Berkeley, State of South Carolina, shown and designated as "Lot 1, 111,312.64 SQ. FT., 2.56 ACRES" on a plat entitled: "PLAT SHOWING A RESURVEY OF LOT 1 LOCATED IN CLEMENT'S FERRY INDUSTRIAL PARK OWNED BY F. CALVERT AND R. SCANNELL LOCATED IN ST. THOMAS PARISH AND ST. DENNIS PARISH, BERKELEY COUNTY, SOUTH CAROLINA," made by Lawrence J. Kennerty, S.C. PLS #12520, dated August 27, 1997, and recorded September 16, 1997, in Plat Cabinet M at Page 392-B, in the Office of the RMC for Berkeley County, South Carolina. Said parcel having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

TMS# 267-00-00-074

Grantee's Address: 414 Jessen Lane, Charleston, SC 29492

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee hereinabove named, and Grantee's successors and assigns forever, so that neither the said Grantor nor its successors and/or assigns, nor any other person or persons, claiming under them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed this 21<sup>st</sup> day of August, 2012.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness

Notary

Dolphin Properties, LLC

By:

Kenneth G. Bauer, Member

By:

Dee Ann M. Bauer, Member

\*\*\*\*\*

State of South Carolina       )  
County of Charleston        )

PROBATE

PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within named Dolphin Properties, LLC by and through its duly authorized members, Kenneth G. Bauer and Dee Ann M. Bauer, sign, seal and as its act and deed, deliver the within named instrument, and that (s)he with the other witness above subscribed, witnessed the execution thereof.

SWORN to before me this 21<sup>st</sup>  
day of August, 2012.

Notary Public for South Carolina

My Commission Expires: 10/10/13

STATE OF SOUTH CAROLINA     )  
   )     AFFIDAVIT  
COUNTY OF Charleston         )

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 being transferred **BY** Dolphin Properties, LLC **TO** Dolphin Properties of Charleston, LLC **ON** 08/ 21 /12
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 a distribution to a trust beneficiary.

(c) X EXEMPT from the deed recording fee because (exemption 12, quit claim deed) (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.

(a)\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00.

(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 purpose which is \$\_\_\_\_\_.

5. Check YES\_\_\_\_ or NO\_\_\_\_ to the following; A lien 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) \_\_\_\_\_ the amount listed in item 4 above
- (b) \_\_\_\_\_ the amount listed in item 5 above (no amount place zero)
- (c) \_\_\_\_\_ Subtract Line 6(b) from Line 6(a) and place the result.

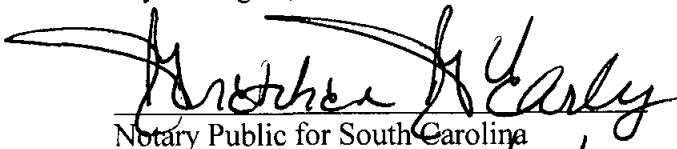
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.

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.



\_\_\_\_\_  
J. Lynn McCants  
Grantor, Grantee, or Legal  
Representative connected with this transaction

SWORN to before me this 21<sup>st</sup>  
day of August, 2012.



Notary Public for South Carolina

My Commission Expires: 2/23/22