

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

00023215 Vol: 9703 Pg: 83



53 2012 00023215

Instrument Number: 2012- 00023215

As
Deed

Recorded On: September 26, 2012

Parties: NEWBURY PLACE REO III LLC
 To
 SWAIM BRENDA FORREST

Recorded By: WEEKS AND IRVINE

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	2,867.50	775,000.00	D 11179
		Deed State Tax	Deed County Tax
			852.50
Tax Charge:	2,867.50	2,015.00	

RECEIVED

Sep 26, 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- 00023215

WEEKS AND IRVINE

Receipt Number: 394552

8086-B RIVERS AVENUE

Recorded Date/Time: September 26, 2012 03:29:01P NORTH CHARLESTON SC 29406

Book-Vol/Pg: Bk-R VI-9703 Pg-83

Cashier / Station: H Sexton / Cash Station 2



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

WHEREAS, at a meeting of the Members and Managers of NEWBURY PLACE REO III, LLC, duly called and held, it was unanimously resolved that the property hereinbelow described be conveyed to the Grantee(s) herein for the consideration hereinafter shown and that Lara George, as the Vice President of the Limited Liability Company, be and is authorized to execute this deed of conveyance on behalf of the said Limited Liability Company as its act and deed.

KNOW ALL MEN BY THESE PRESENTS, that, **NEWBURY PLACE REO III, LLC**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **SEVEN HUNDRED SEVENTY-FIVE THOUSAND AND 00/100, (\$775,000.00) DOLLARS**, and subject to the restrictions, exceptions and limitations as set forth hereinafter, if any, to the Grantor paid **BRENDA FORREST SWAIM**, (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the by **BRENDA FORREST SWAIM**, his/hers/their Heirs and Assigns, forever, in fee simple, the following described property, to-wit:

All that certain lot, price and parcel of land and all improvements thereon located on Daniel Island, situate, lying and being in the City of Charleston, Berkeley County, South Carolina, known as Lot E-7, Block E, Parcel I, Daniel Island Park, as shown and designated on a plat by Thomas & Hutton Engineering Co. "Final Subdivision Plat of Parcel I, Block D and Block E, Lots E-1 Through E-7 and Block C, Lots C-1 Through C-5, C-7 Through C-9 & C-15 Through C-17, Owned by Daniel Island Associates, L.L.C.," dated October 1, 2004 and recorded in the ROD Office for Berkley County in Plat Cabinet Q, Page 288-A. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

This being the same property conveyed to Newbury Place REO III, LLC by Master In Equity's Foreclosure Deed of Robert E. Watson, Master In Equity for Berkeley County, dated July 16, 2012 and recorded in aforesaid RMC's Office in Book 9621 at page 329.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way, and all other matters affecting subject property, of record in the Office of the RMC for Berkeley County, South Carolina.

Weeks & Irvine, LLC
8086 Rivers Avenue
2nd Floor
North Charleston, SC 29406

Grantees' Address: 258 Delahow Street
Charleston, SC 29492

TMS Number: 272-13-01-007

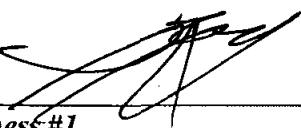
Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

*TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee by **BRENDA FORREST SWAIM**, and his/hers Heirs and Assigns forever.*

And the Grantor does hereby bind the Grantor and the Grantor's Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantees hereinabove named and the Grantee's Heirs and Assigns against the Grantor and the Grantor's Successors against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

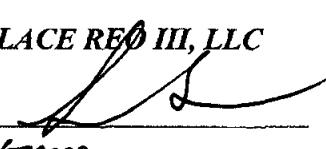
WITNESS my hand and seal this 10th day of September in the year of our Lord Two Thousand Twelve (2012) and in the Two Hundred Thirty-Seventh (237th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

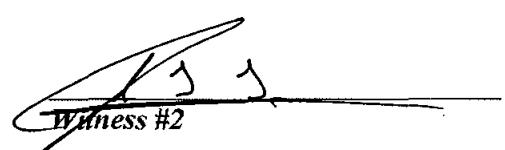


Witness #1

NEWBURY PLACE REO III, LLC



By: Lara George
Its: Vice President



Witness #2

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

STATE OF M.D.

COUNTY OF Montgomery

)
)
)
ACKNOWLEDGMENT

THE FOREGOING instrument was acknowledged before me on this the 10th day of September, 2012 by Lara George as Vice President of Newbury Place REO III, LLC.

Notary Public for Maryland

My commission expires: 04-09-15

GERARDO BOTELLO
Notary Public-Maryland
Montgomery County
My Commission Expires
April 09, 2015

STATE OF SOUTH CAROLINA

))
COUNTY OF BERKELEY)
) AFFIDAVIT
)

Date of Transfer of Title

September 10, 2012

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 is being transferred by Newbury Place REO III, LLC and TO Brenda Forrest Swaim and ON 09/10/12.
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) EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a 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 \$775,000.00
 - (b) The fee is computed on the fair market value of the realty, which is n/a
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
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 n/a.
6. The DEED Recording Fee is computed as follows:

(a) <u>\$775,000.00</u>	the amount listed in Item #4 above
(b) <u>0.00</u>	the amount listed on Item #5 above (no amount, please zero)
(c) <u>\$775,000.00</u>	subtract Line 6(b) from Line 6(a) and place the result here.
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 Grantee.
8. 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.

Brenda Forrest Swaim
 Notary Public
 State of South Carolina
 My Comm. Expires Sept. 15, 2016
 Connected With this Transaction
 (Stamp: See Notary Public)

SWORN to before me this
 09/10/12

Notary Public for South Carolina
 My Commission expires: 9-15-16

Brenda Forrest Swaim

