

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #:	2020025263	
Receipt Number:	171815	Return To:
Recorded As:	EREC-DEED	
Recorded On:	July 10, 2020	
Recorded At:	03:55:35 PM	Received From: SIMPLIFILE
Recorded By:	CINDY DARBY	Parties:
Book/Page:	RB 3423: 492 - 496	Direct- DANIEL ISLAND TOWN ASSOCIATION INC
Total Pages:	5	Indirect- DANIEL ISLAND COMPANY INC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$10.00
Tax Charge:	\$0.00



RECEIVED

JUL 10, 2020

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY) QUIT CLAIM DEED

WHEREAS The Daniel Island Company, Inc. and Daniel Island Town Association, Inc. caused a plat to be recorded in the Berkeley County Register of Deeds Office on July 6, 2020 as Instrument No. 2020024479 (the "2020 Plat") that adjusts the property line between Open Space Q-5/1 owned by Daniel Island Town Association, Inc. and Parcel Q-5 owned by The Daniel Island Company, Inc.; and

WHEREAS by this Quit Claim Deed and in furtherance of the above described property line adjustment, Daniel Island Town Association, Inc. wishes to convey to The Daniel Island Company, Inc. a total of 0.03 acres as identified on the 2020 Plat which property was previously conveyed by The Daniel Island Company, Inc. to Daniel Island Town Association, Inc. by a deed dated June 7, 2016 and recorded in the Berkeley County Register of Deeds Office on June 16, 2016 at Book 2200, Page 783.

KNOW BY ALL MEN THESE PRESENTS, that **Daniel Island Town Association, Inc.**, a South Carolina non-profit corporation ("Grantor"), in the state aforesaid, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, to Grantor in hand paid at and before the sealing of these presents by **The Daniel Island Company, Inc.**, a South Carolina corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to the restrictions, conditions, and other matters set forth herein below, has granted, bargained, sold, released and quit claimed and by these Presents does grant, bargain, sell, release, and quit claim, unto the Grantee the following described property, to-wit:

Approximately 0.03 acres (total) located on Daniel Island, City of Charleston, Berkeley County, South Carolina, being more fully described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

To be included in TMS No. 275-00-00-269 (Parcel Q-5)

Grantee's Address: 230 Seven Farms Drive, Suite 201
 Charleston, SC 29492

THIS CONVEYANCE IS MADE SUBJECT to all covenants, restrictions, conditions and easements of record.

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

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer as of the 10 day of July, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Daniel Island Town Association, Inc.

By: [Signature]
Jane W. Baker, Its President

[Signature]
Signature of 1st witness

[Signature]
Signature of 2nd witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Daniel Island Town Association, Inc., by Jane W. Baker, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 10 day of July, 2020.

[Signature] [Seal]
NOTARY PUBLIC FOR SOUTH CAROLINA
Print Name of Notary: South Carolina
My Commission expires: October 25, 2028

Exhibit "A"
Property Description

The following areas of land located on Daniel Island, City of Charleston, Berkeley County, South Carolina, as shown and designated on a plat entitled "PLAT OF THE SUBDIVISION OF OPEN SPACE Q-5/1 (6.16 Ac.) OWNED BY DANIEL ISLAND TOWN ASSOCIATION, INC. TO CREATE PARCEL Q-5-6 (4.41 Ac.) & OPEN SPACE Q-5/1 (1.74 Ac.) AND A PROPERTY LINE ADJUSTMENT BETWEEN PARCEL Q-5 (8.62 Ac.) OWNED BY DANIEL ISLAND COMPANY, INC. & OPEN SPACE Q-5/1 (1.74 Ac.) TO CREATE PARCEL Q-5 (8.65 Ac.) & OPEN SPACE Q-5/1 (1.71 Ac.), City of Charleston, Berkeley County, South Carolina", prepared by Phillip P. Gerard, RLS No. 26596 of Thomas & Hutton Engineering Co. dated March 2, 2020 and recorded on July 6, 2020 in the Register of Deeds Office for Berkeley County as Instrument No. 2020024479:

Area from Open Space Q-5/1 to Parcel Q-5 528 sq. ft.

Area from Open Space Q-5/1 to Parcel Q-5 389 sq. ft.

Area from Open Space Q-5/1 to Parcel Q-5 408 sq. ft.

Formerly in TMS No. 275-00-00-268 -- To be included in TMS No. 275-00-00-269

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

AFFIDAVIT

Transfer Date: July 10, 2020

I have read the information on this Affidavit and I understand such information.

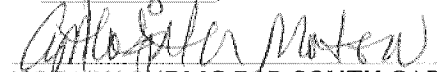
2. The Property (0.03 acres (total) of Open Space Q-5/1 to Parcel Q-5) is being transferred by Daniel Island Town Association, Inc. to The Daniel Island Company, Inc. in Berkeley County, SC on _____, 2020.
3. Check one of the following: The DEED is:
 - (a) _____ subject to the deed recording fee as a 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 No. 1 – value of land is less than \$100. (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) 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 \$ _____.
 - (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) \$ _____ 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 this transaction as: Grantor
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.

Daniel Island Town Association, Inc.

X 

Jane W. Baker, its President

SWORN to before me this 10 day
 of July, 2020.

 (SEAL)
 NOTARY PUBLIC FOR SOUTH CAROLINA
 My Commission Expires: 10/25/2028