

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 #:	2020028765	
Receipt Number:	174661	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 04, 2020	
Recorded At:	08:52:56 AM	Received From: SIMPLIFILE
Recorded By:	JAMIE WIEMANN	Parties:
Book/Page:	RB 3448: 726 - 730	Direct- HENNINGS, THOMAS CHARLES
Total Pages:	5	Indirect- SCHMIDT, SCOTT WERNER

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$590,000.00
County Tax:	\$649.00
State Tax:	\$1,534.00
Tax Charge:	\$2,183.00



RECEIVED

AUG 04, 2020

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

PREPARED BY:
 TRACY LAW FIRM, LLC
 222 WEST COLEMAN BLVD., SUITE 101
 MOUNT PLEASANT, SC 29464

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF BERKELEY)	(General Warranty)

KNOW ALL MEN BY THESE PRESENTS, that we, **THOMAS CHARLES HENNINGS AND DONNA MARIE HENNINGS** (hereinafter called "Grantors") for and in consideration of the sum of **FIVE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$590,000.00)** to us in hand paid at and before the sealing of these presents by **SCOTT WERNER SCHMIDT AND SUSAN LEE MILLER** (hereinafter called "Grantees"), in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **Grantees, as joint tenants with rights of survivorship and not as tenants in common**, their heirs and assigns, the following described property (the "Premises") to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

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

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the **Grantees, as joint tenants with rights of survivorship and not as tenants in common** and the Grantee's heirs and assigns forever.

AND, we, the Grantors do hereby bind ourselves and our heirs, personal representatives, executors and administrators to warrant and forever defend all and singular the Premises unto the Grantees, their heirs and assigns, against us and our heirs and every person whomsoever lawfully claiming or to claim the same or any part thereof.

2020-0262
Tracy Law Firm, LLC
222 W. Coleman Blvd.
Suite 101
Mt. Pleasant, SC 29464

WITNESS our hands and seals this 29th day of July, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES:

GRANTORS:

[Signature]
(1st Witness signs here)

[Signature]
THOMAS CHARLES HENNINGS

[Signature]
(Notary signs here as 2nd Witness)

[Signature]
DONNA MARIE HENNINGS

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT was acknowledged before me by, THOMAS CHARLES HENNINGS
AND DONNA MARIE HENNINGS, on this 29th day of July, 2020.

[Signature] (SEAL)
(Notary must sign here)

Notary Public for South Carolina

My commission expires: 8/2/21

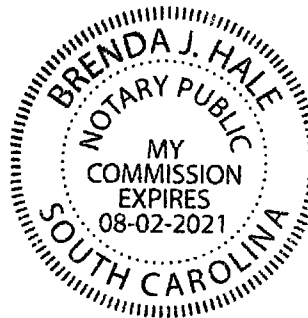


EXHIBIT "A"
Property Description

ALL that certain piece, parcel, tract or lot of land, together with any improvements thereon, located In Berkeley County, South Carolina, and shown and designated as Lot 179 on a Plat entitled "FINAL SUBDIVISION PLAT OF FOUR SEASONS PHASE 2 NEAR THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA, PREPARED FOR CANE BAY LAKES, LLC" prepared by Thomas and Hutton Engineering Co., dated April 24, 2017 and recorded on July 13, 2017 in the Office of the Register of Deeds for Berkeley County, South Carolina in Plat Book S, at Pages 272q - 275q. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

BEING the same property as conveyed to Thomas Charles Hennings and Donna Marie Hennings by deed of K. Hovnanian's Four Seasons at Lakes of Cane Bay, LLC, a South Carolina Limited Liability Company, dated March 15, 2018 and recorded March 20, 2018 in the Office of the Register of Deeds for Berkeley County in Book 2699 at Page 179.

TMS No.: 179-12-02-056

Grantee Name and Address:

Scott Werner Schmidt and Susan Lee Miller
332 Fish Creek Ct.
Summerville, SC 29486

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

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)
)

AFFIDAVIT

Date of Transfer of Title: July 31, 2020

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 is **332 Fish Creek Ct., Summerville, SC 29486** in **Berkeley County** bearing **Tax Map Number 179-12-02-056** and was transferred by **Thomas Charles Hennings and Donna Marie Hennings to Scott Werner Schmidt and Susan Lee Miller** on July 31, 2020.
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 a distribution to a trust beneficiary.
 - (c) _____ Exempt from the deed recording fee because (See Information section of this affidavit); _____
(If exempt, please skip items 4-7, and go on 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 realty? Check Yes _____ or No _____

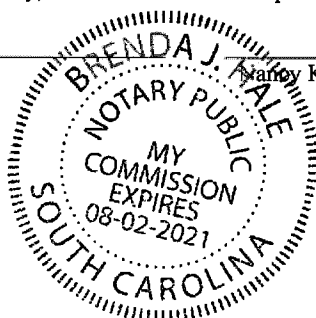
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$590,000.00
 - (b) _____ The fee is computed on the fair 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 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: N/A.
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$ 590,000.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$0
(c) Subtract line 6(b) from line 6(a) and place result here:	\$ 590,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$ 2183.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who is 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.

SWORN to before me this 31st day of July, 2020

Responsible Person Connected with the Transaction

Notary Public for South Carolina

My Commission Expires: 8/2/21

Nancy K. Tracy, Legal Representative