

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 #:   | 2020028784         |                              |
| Receipt Number: | 174674             | Return To:                   |
| Recorded As:    | EREC-DEED          |                              |
| Recorded On:    | August 04, 2020    |                              |
| Recorded At:    | 09:00:04 AM        | Received From: SIMPLIFILE    |
| Recorded By:    | LYNETTE SHELTON    | Parties:                     |
| Book/Page:      | RB 3448: 876 - 879 | Direct- MIXSON, JAMES        |
| Total Pages:    | 4                  | Indirect- BABS, SPENCER DEAN |

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

|                |              |
|----------------|--------------|
| Recording Fee: | \$15.00      |
| Consideration: | \$250,000.00 |
| County Tax:    | \$275.00     |
| State Tax:     | \$650.00     |
| Tax Charge:    | \$925.00     |



RECEIVED

AUG 04, 2020

ASSESSOR  
BERKELEY COUNTY SC  
JANET B. JUROSKO  
AUDITOR BERKELEY COUNTY SC

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

STATE OF SOUTH CAROLINA

## TITLE TO REAL ESTATE

COUNTY OF BERKELEY

KNOW ALL MEN BY THESE PRESENTS, that we, **JAMES MIXSON LISA MIXSON**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor(s) paid by **SPENCER DEAN BABS**, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **SPENCER DEAN BABS**, his Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near Moncks Corner, Berkeley County, South Carolina, and being shown and designated as Lot 66, as shown on that certain plat entitled, "FINAL SUBDIVISION PLAT SHOWING MOSS GROVE PLANTATION, PHASE 1, 65.124 ACRES, A PORTION OF TMS 162-00-01-049, PROPERTY OF BEAZER HOMES, INC., LOCATED NEAR THE TOWN OF MONCK'S CORNER, IN BERKELEY COUNTY, SOUTH CAROLINA", prepared by Trico Engineering Consultants, Inc., dated October 5, 2004 and revised May 9, 2005 and recorded in Plat Book Q, Pages 384-B through 384-E, and Plat Book Q, Pages 385-A through 385-B, Berkeley County ROD Office. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

This being the same property conveyed to James Mixon and Lisa Mixson by deed of Beazer Homes Corp., a Tennessee corporation, dated March 20, 2006 and recorded March 21, 2006 in the Office of the ROD for Berkeley County in Book 5458 at Page 248.

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.

**TMS No.: 162-05-04-025**

**GRANTEE'S ADDRESS: 300 Bradley Bend Drive  
Moncks Corner, SC 29461**

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

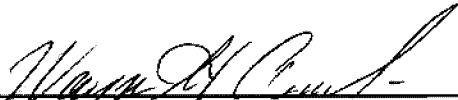
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee **SPENCER DEAN BABS**, and his Heirs and Assigns forever.


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

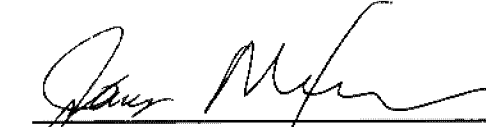
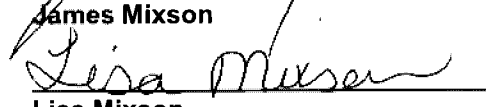
20-08843CH  
Weeks & Irvine, LLC  
810 North Main Street, Summerville, SC 29483

WITNESS my hand and seal this 27th day of July in the year of our Lord, Two Thousand and Twenty (2020) and in the Two Hundred Forty-Fifth (245th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
Witness No. 1

  
Witness No. 2 Robert O'Neal

  
James Mixson  
  
Lisa Mixson

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

#### ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

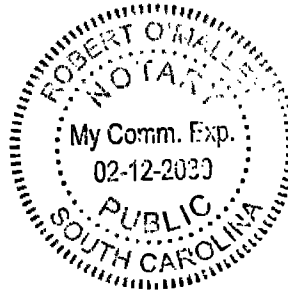
COUNTY OF DORCHESTER

Before me personally appeared James Mixson and Lisa Mixson on this the 27th day of July, 2020 and acknowledged the due execution of the foregoing instrument.

  
Notary Public

My Commission Expires: 02-12-2030

(SEAL)



STATE OF SOUTH CAROLINA

Date of Transfer of Title

COUNTY OF BERKELEY

) AFFIDAVIT

July 27, 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 located at 300 Bradley Bend Drive, Moncks Corner, SC 29461, bearing County Tax Map Number 162-05-04-025, was transferred by James Mixson Lisa Mixson TO Spencer Dean Babs on 07/27/2020.
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                                 . (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.

If exempt under exemption #14, 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     . This realty was purchased with the funds of the principal.

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

a. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$250,000.00.

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 ☒ 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract agreement between the lien holder and the buyer existing before 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: \$250,000.00

b. Place the amount listed in item 5 above here: \$0.00

(if no amount listed, place zero here.)

c. Subtract line 6(b) from line 6(a) and place result here: \$250,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$925.00.

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

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 the 27th day of July, 2020.

Notary Public

My Commission Expires: 02-12-2030  
(SEAL)

Spencer Dean Babs

Print or Type Name Here

