# 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 #:** 2020028798

Receipt Number: 174687 Return To:

Recorded As: EREC-DEED

Recorded On: August 04, 2020

Recorded At: 09:09:13 AM Received From: SIMPLIFILE

Recorded By: LYNETTE SHELTON Parties:

Book/Page: RB 3448: 965 - 969 Direct- GREEN, BARARAI A

Total Pages: 5 Indirect- GREENE, SHALENNA

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

Recording Fee: \$15.00

**Consideration:** \$230,000.00

**County Tax:** \$253.00

**State Tax:** \$598.00

**Tax Charge:** \$851.00



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: |
|----------|-----|
|----------|-----|

Foti Law Firm, LLC 162 Seven Farms Drive, Suite 205 Charleston, SC 29492

| STATE OF SOUTH CAROLINA | ) |                      |
|-------------------------|---|----------------------|
|                         | ) | TITLE TO REAL ESTATE |
| COUNTY OF BERKELEY      | ) |                      |

KNOW ALL MEN BY THESE PRESENTS, that I, Bararai A. Green (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$230,000.00) and subject to the restrictions, exceptions and limitations, if any, as hereinafter set forth, to the Grantor paid by Shalenna Greene (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 said Shalenna Greene, her Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land, situate, lying and being in County of Berkeley, State of South Carolina, shown and designated as LOT 583, on a plat entitled: "FINAL SUBDIVISION PLAT SHOWING WEATHERSTONE, PHASE 9A, 31.874 ACRES, PROPERTY OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LOCATED IN THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA" made by Trico Engineering Consultants, Inc., dated December 2, 2005, revised October 18, 2006 and recorded October 27, 2006 in Plat Cabinet R, Page 197B and 198A, in the RMC Office for Berkeley County, South Carolina. Said lot having such size shape, dimensions, buttings and boundings as will be reference to said plat more fully appear.

BEING the same property conveyed to Bararai A. Green by Deed from Jaquet A. Green dated July 17, 2013 and recorded in the ROD Office for Berkeley County on July 30, 2013 in Book 10278 at page 147.

This conveyance is made subject to the following:

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 Number:

232-01-01-006

Grantee's Address: 196 Avonshire Drive, Summerville, SC 29483

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, Shalenna Greene, and her Heirs and Assigns forever.

The Suttles Law Firm LLC 1711 N. Main Street Summerville, SC 29486 20-5170LS

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, 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 Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

#### INTENTIONALLY LEFT BLANK

WITNESS my hand and seal this 29th 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<br>IN THE PRESENCE OF:     | B-a-A  |
|---|--|
| Witness No. 1   | Bararai A. Green   |
|   |  |
| Witness No. 2   |  |
| NAMES MUST BE SIG                                       | GNED EXACTLY AS THEY ARE TYPED   |
|   |  |
| STATE OF SOUTH CAROLINA                                 | )<br>)   |
| COUNTY OF BERKELEY                                      | )  |
| THE FOREGOING instrument was acknowled 2020.            | edged before me by Bararai A. Green on this the 29th day of July,      |
| Notary Public for South Carolina My commission expires: | PUBLIC  PUBLIC  O 01.08-2023 LATINININININININININININININININININININ |

| STATE OF SOUTH CAROLINA | ) | Date of Transfer of Title |  |
|-------------------------|---|---------------------------|--|
|                         | ) | July 30, 2020             |  |
| COUNTY OF BERKELEY      | ) | AFFIDAVIT                 |  |

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says: I have read the information on this Affidavit and I understand such information. The property is being transferred by **Bararai A. Green** to **Shalenna Greene** and contemporaneously herewith.

Check one of the following: The Deed is:

| (A) | 1-/ | Subject to deed recording fee as a transfer for consideration paid or to be paid in money or   |  |
|-----|-----|--|--|
| (4) | V   | money's worth.   |  |
| (B) |     | Subject to 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 Number 1) transfer of property to family member or under \$100.00.   |  |

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: \$230,000.00. |
|-----|---|
| (B) | The fee is computed on the fair market value of the realty which is \$0.00.   |
| (C) | The fee is computed on the fair market value of the realty as established for property tax purposes which is \$0.00.  |

Check Yes  $\square$ , or No  $\square$  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 \$0.00.

The deed recording fee is computed as follows:

| (A) | \$230,000.00 | The amount listed in Item 4 above.                         |
|-----|--------------|--|
| (B) | \$0.00       | The amount listed in Item 5 above (no amount, place zero). |
| (C) | \$230,000.00 | Subtract line 6(B) from line 6(A) and place result here    |

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

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.

Shalenna Greene

SWORN TO before me this 30th day of July, 2020.

Cecilia J. Maltingley

Notary Public for South Carolina

My Commission Expires: February 3, 2026

OF SOUTH

Affidavit (Deed) 20-2902LS

(Seal)