

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 #:	2020028872	
Receipt Number:	174749	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 04, 2020	
Recorded At:	09:33:29 AM	Received From: SIMPLIFILE
Recorded By:	CINDY DARBY	Parties:
Book/Page:	RB 3449: 500 - 503	Direct- LIVINGSTON, JOHN PAUL
Total Pages:	4	Indirect- VICK, ANNA

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$268,000.00
County Tax:	\$294.80
State Tax:	\$696.80
Tax Charge:	\$991.60



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, **JOHN PAUL LIVINGSTON AND JULIA G. LIVINGSTON**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **TWO HUNDRED SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$268,000.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor(s) paid by **ANNA VICK AND ALLISON SCOTT NEW**, (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 **ANNA VICK AND ALLISON SCOTT NEW**, as joint tenants with rights of survivorship and not as tenants in common their Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain lot, piece or parcel of land, together with the buildings and improvements thereon, situate, lying and being in Berkeley County, State of South Carolina, known and designated as Lot 70, Carlton Place on a plat entitled; "FINAL PLAT SHOWING CARLTON PLACE SUBDIVISION (AKA HANAHAN OAKS) A 33.071 ACRE TRACT OF LAND, BEING OWNED BY DP TWO LLC, LOCATED ON FOSTER CREEK ROAD, IN THE TOWN OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA," prepared by Goforth Construction & Surveying, dated July 17, 2006 and revised on September 12, 2006 and recorded in the RMC Office for Berkeley County in Plat Cabinet R, at Pages 152-A and 152-B. Said lot having such size, shape, dimensions, buttings and boundaries as will by reference to said plat more fully appear.

This being the same property conveyed unto John Paul Livingston by deed of BFH Builders, LLC, dated March 31, 2008 and recorded April 3, 2008 in Book 7268 at Page 26 in the Berkeley County Register of Deeds Office. Thereafter, John Paul Livingston conveyed unto John Paul Livingston and Julia G. Livingston by deed dated March 28, 2017 and recorded April 6, 2017 in Book 2432 at Page 748 in the Berkeley County Register of Deeds Office.

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.: 252-14-06-070

GRANTEE'S ADDRESS: 303 Huntington Court
Hanahan, SC 29410

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(s) **ANNA VICK AND ALLISON SCOTT NEW**, as joint tenants with rights of survivorship and not as tenants in common and their Heirs and Assigns forever.

20-08981BL VICK
Weeks & Irvine, LLC
873 Orleans Road, Suite 102 1/2, Charleston, SC 29407

7/20/20

STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

) AFFIDAVIT

July 27, 2020

COUNTY OF BERKELEY

)

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 303 Huntington Court, Hanahan, SC 29410, bearing County Tax Map Number 252-14-06-070, was transferred by John Paul Livingston and Julia G. Livingston TO Anna Vick and Allison Scott New on July 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 \$268,000.00.
 - 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: \$268,000.00
 - 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: \$268,000.00
 7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$991.60.
 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 27 day of July, 2020.

Anna Vick

Print or Type Name Here

Notary Public

My Commission Expires: 10/16/2022

(SEAL)

