

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 #:	2020028875	
Receipt Number:	174759	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 04, 2020	
Recorded At:	10:32:20 AM	Received From: SIMPLIFILE
Recorded By:	ROBIN MCMAKIN	Parties:
Book/Page:	RB 3449: 525 - 530	Direct- SWAN, KEVIN M
Total Pages:	6	Indirect- HORNE, KYLE

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$422,500.00
County Tax:	\$464.75
State Tax:	\$1,098.50
Tax Charge:	\$1,563.25



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

COUNTY OF BERKELEY

} **GENERAL WARRANTY DEED**
 }
 }

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **Kevin M. Swan and Jana L. Swan**, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of FOUR HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$422,500.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Kyle Horne and Skylar Janney

as Joint Tenants with Right of Survivorship and Not as Tenants in Common (hereinafter "Grantee") Grantee's successors and assignees forever all Grantor's right, title and equitable or legal interest in and to:

See Exhibit "A" attached hereto and made a part hereof.

Berkeley County Tax Map No.: 259-06-03-097

Common Address: 1993 Wild Indigo Way, Hanahan, SC 29410

Grantee Address: 1993 Wild Indigo Way 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, Kyle Horne and Skylar Janney, as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of Kevin M. Swan and Jana L. Swan this 8th day of June and in the year of our Lord, Two Thousand and Twenty (2020) and in the Two Hundred Forty Fourth (244th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:

Joshua Stephens
Witness No. 1

Elisabeth Gilmer
Witness No. 2 (NOTARY)

Kevin M. Swan
Kevin M. Swan

Jana L. Swan
Jana L. Swan

State of South Carolina

County of Charleston

I, the undersigned, a Notary Public for the State and County herein above, do hereby certify that Kevin M. Swan and Jana L. Swan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of June, 2020.

Elisabeth Gilmer
Notary Public for South Carolina

My Commission Expires: 9-19-2027

(SEAL)



STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

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 is being transferred is located at 1993 Wild Indigo Way, Hanahan, SC 29410 bearing Berkeley County Tax Map Number 259-06-03-097, was transferred by Kevin M. Swan and Jana L. Swan to Kyle Horne and Skylar Janney on _____.
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 a distribution to a trust beneficiary.
 - c. ☐ EXEMPT from the deed recording fee because (see information section of affidavit): _____ (If exempt, please skip items 4-7 and go 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 the 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. ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$422,500.00.
 - b. ☐ The fee is computed on the fair market value of the realty which is \$422,500.00.
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$422,500.00.
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. If YES, the amount of the outstanding encumbrance is \$ _____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ 422,500.00
 - b. Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 422,500.00
7. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as: _____
8. I understand that a person required to furnish this affidavit who wilfully 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.

Kathryn E. Gribble
Responsible Person Connected with the Transaction
Kathryn Gribble
Print or Type Name Here

Sworn to before me this 10th
day of June, 2020.

Kalin Cleary
Notary Public for South Carolina
My Commission Expires: 8.30.2027

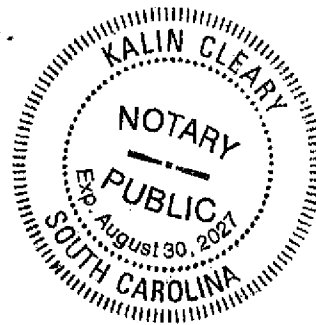


EXHIBIT A
Legal Description

ALL that certain lot, piece or parcel of land, together with any improvements thereon, situate, lying and being in the Ibis Glade at Tanner Plantation, also known as Charleston Oaks, in the City of Hanahan, County of Berkeley, State of South Carolina, being known and designated as LOT 116, THE HARDIN TRACT AT TANNER PLANTATION, as shown on that certain plat of GPA Professional Land Surveyors, entitled, "SHOWING THE SUBDIVISION OF TMS 259-00-00-157 INTO LOTS 83 THRU 134, LOTS 198 THRU 207 AND HOA AREAS, PHASE 2B, THE HARDIN TRACT AT TANNER PLANTATION, OWNED BY RYLAND GROUP, INC. LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA" dated March 25, 2013 and recorded in the ROD Office for Berkeley County in Plat Cabinet P, at Page 350-P. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

SUBJECT to any and all covenants, restrictions, reservations, easements, and rights of way affecting subject property of record in the ROD Office for Berkeley County, South Carolina.

BEING the same property conveyed to Kevin M. Swan and Jana L. Swan by deed from The Ryland Group, Inc, dated September 5, 2014 and recorded in the ROD Office for Berkeley County on September 8, 2014 in Book 10953 at Page 268.

TMS# 259-06-03-097