

CYNTHIA B FORTE  
BERKELEY COUNTY  
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

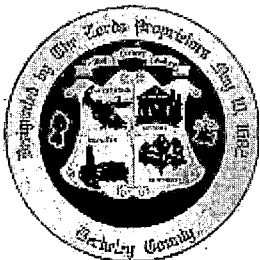
\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2020028894		
Receipt Number:	174772	Return To:	STEADMAN LAW FIRM
Recorded As:	DEED		PO BOX 60367
Recorded On:	August 04, 2020		N CHARLESTON, SC, 29419
Recorded At:	10:43:10 AM	Received From:	STEADMAN LAW FIRM
Recorded By:	SAMANTHA EVANS	Parties:	
Book/Page:	RB 3449: 638 - 641		Direct- BYRD, LINDA LOU
Total Pages:	4		Indirect- BYRD, LINDA LOU

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

Recording Fee: \$15.00  
Exempt  
Tax Charge: \$0.00



RECEIVED

AUG 04, 2020

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

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

When Recorded Return To:  
 Steadman Law Firm, P. A.  
 PO Box 60367  
 North Charleston, SC 29419

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

DEED  
 (Title Not Examined)

NOW THEREFORE:

KNOW ALL MEN BY THESE PRESENTS, that, LINDA LOU BYRD and CLARENCE EDWARD BYRD, hereinafter GRANTORS, in the State aforesaid for/and in the consideration of the sum FIVE AND NO/100 (\$5.00) DOLLARS LOVE AND AFFECTION, to me in hand paid, at and before the sealing of these presents by LINDA LOU BYRD, CLARENCE EDWARD BYRD, and BRENDA CAROL BYRD, hereinafter GRANTEE'S, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, in the State aforesaid, County aforesaid, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said GRANTEE'S, their heirs, successors and assigns forever, the following described property, to-wit:

ALL that strip, piece, parcel of land, situated, lying and being in Section C-11, The Hamlets Crowfield Plantation, in the City of Goose Creek, Berkeley County, South Carolina, known as REVISED LOT 5 having a common boundary line with revised Lot 6 and is shown and designated as "THE REVISION OF LOTS 4, 5 & 6, SECTION "C-11", THE HAMLETS OF CROWFIELD INTO LOT 5 & LOT 6, SECTION "C-11", LOCATED ON CROWFIELD PLANTATION, IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA, DATED JANUARY 9, 1995" which is recorded in Cabinet L, at Page 50-A on January 13, 1995 in the Office of the RMC of Berkeley County. REVISED LOT 5 has the location, dimensions, and butts and bounds as shown on the Plat.

SUBJECT to all covenants, easements, restrictions, and rights-of-way of record.

BEING the same property conveyed to Linda Lou Byrd and Clarence Edward Byrd by Deed of Homes Unlimited of Charleston dated February 24, 1995 and recorded on February 27, 1995 in Book 637, at Page 80 in the RMC Office for Berkeley County.

TMS No: 243-01-04-021

Property Address: 101 South Gateshead Crossing, Goose Creek, SC 29445

Grantee's Address: 101 South Gateshead Crossing, Goose Creek, SC 29445

THIS conveyance is made subject to all existing easements, restrictions, covenants, rights

of way and/or encroachments, and conditions of record, including matters shown on recorded plats.

**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** unto the said GRANTEES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, their heirs and assigns forever.

**AND** the GRANTOR does hereby bind GRANTORS' heirs and assigns, to warrant and forever defend, all and singular the said premises unto the said GRANTEES, their heirs and assigns forever, against the GRANTOR and GRANTORS' heirs and assigns and any and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

**WITNESS my Hand and Seal, this 30<sup>th</sup> day of July 2020.**

**SIGNED, Sealed and Delivered  
In the Presence Of:**

*[Signature]*  
Witness #1

*Linda Lou Byrd*  
Linda Lou Byrd

*[Signature]*  
Witness #2/Notary

*Clarence Edward Byrd*  
Clarence Edward Byrd

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

# ACKNOWLEDGEMENT

I, *R. A. Steadman Jr.*, Notary Public for the State of South Carolina, do hereby certify that, **Linda Lou Byrd and Clarence Edward Byrd**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30<sup>th</sup> day of July 2020.

*[Signature]* (L.S.)  
Notary Public for South Carolina  
My Commission Expires 2/9/2028



STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF CHARLESTON )

## AFFIDAVIT

Date of Transfer of Title  
 July 30, 2020

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 **Linda Lou Byrd and Clarence Edward Byrd to Linda Lou Byrd, Clarence Edward Byrd, and Brenda Carol Byrd** contemporaneously herewith.

- Check one of the following: The Deed is

(A)		Subject to deed recording fee as a transfer for consideration paid or to be paid in money or 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)	X	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: \$0.00
(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 \_\_\_\_\_, 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 \$0.00.

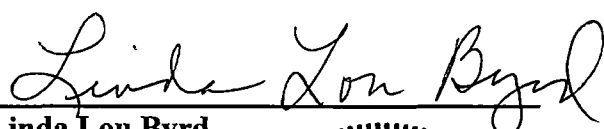
- The deed recording fee is computed as follows:

(A)	\$0.00	The amount listed in Item 4 above.
(B)	\$0.00	The amount listed in Item 5 above (no amount, place zero).
(C)	\$0.00	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: Grantor.
- 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 30<sup>th</sup> day of July 2020.

  
 \_\_\_\_\_ (Seal)  
 Notary Public for South Carolina  
 My Commission Expires: 2/9/2028

  
 Linda Lou Byrd

