

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 #:	2020028895	
Receipt Number:	174773	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 04, 2020	
Recorded At:	10:43:17 AM	Received From: SIMPLIFILE
Recorded By:	JAMIE WIEMANN	Parties:
Book/Page:	RB 3449: 642 - 645	Direct- LANDMARK 24 HOMES OF SAVANNAH LLC
Total Pages:	4	Indirect- RADU, ION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$271,000.00
County Tax:	\$298.10
State Tax:	\$704.60
Tax Charge:	\$1,002.70



RECEIVED

AUG 04, 2020

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

)

)

TITLE TO REAL ESTATE

)

KNOW ALL MEN BY THESE PRESENTS, that, **LANDMARK 24 HOMES OF SAVANNAH, LLC**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **TWO HUNDRED SEVENTY-ONE THOUSAND AND NO/100 (\$271,000.00) DOLLARS**, and **subject to the restrictions, exceptions and limitations, if any**, as hereinafter set forth, to the Grantor paid by **ION RADU AND LAURA RADU**, (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 **ION RADU AND LAURA RADU, as Joint Tenants with Rights of Survivorship NOT as Tenants in Common**, their 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 Sanctuary Cove, Berkeley County, South Carolina, being known and described as **Lot 258** on that plat entitled, "FINAL PLAT SHOWING THE SUBDIVISION OF TMS 195-00-00-053 TO FORM SANCTUARY COVE, PHASE 3 CONSISTING OF LOTS 218 THROUGH 261 WITHIN THE EXISTING SUBDIVISION OF CANE BAY PLANTATION FOR SOUTH GODLEY ENTERPRISES, LLC LOCATED IN BERKELEY COUNTY, SC", made by Joseph O. Eelman, SCPLS No. 16492, dated May 23, 2018 and recorded June 21, 2018 in the Office of the Register of Deeds for Berkeley County in Plat Cabinet Q at Pages 317h and 318h. For a more detailed description as to location, metes, bounds, distances, direction, etc., reference may be had to said plat of record.

THIS BEING a portion of the property as conveyed to Landmark 24 Homes of Savannah, LLC by deed of South Godley Enterprises, LLC, dated April 17, 2019 and recorded April 22, 2019 in the Office of the Register of Deeds for Berkeley County in Book 3001 at Page 228.

Grantee's Address: 393 Sanctuary Park Drive
Summerville, SC 29486

TMS No.: 195-02-01-079

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), by **ION RADU AND LAURA RADU, as Joint Tenants with Rights of Survivorship NOT as Tenants in Common**, and their Heirs and Assigns forever.

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

Weeks & Irvine, LLC

8086 Rivers Avenue 7.20
2nd Floor

2nd Floor

North Charleston, SC 29406

20-68818 IIII

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:

Sandra M. Maly
Witness No. 1
Shirley J. Poley
Witness No. 2

Landmark 24 Homes of Savannah, LLC

BY: [Signature]
Helen Anderson, Assistant Secretary

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

Before me personally appeared Landmark 24 Homes of Savannah, LLC on this the 27th day of July, 2020 and acknowledged the due execution of the foregoing instrument.

[Signature]
Notary Public

My Commission Expires:
{20-08818HH - Radu}
(SEAL)



