# 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

ynthia B Forte - Register of Deeds



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

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 Surivorship 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

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 Surivorship 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 North Charleston, SC 29406 20-(SFIE ###

TMS No.:

WITNESS my hand and seal this <u>17th</u> 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 JN. THE PRESENCE OF:

Witness No.

Witness No

Landmark 24 Homes of Savannah, LLC

BY:

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 organization of July, 2020 and acknowledged the due execution of the foregoing instrument.

WALLEN TO THE PARTY OF THE PART

Notary Public

My Commission Expires: {20-08818HH - Radu}

(SEAL)

20-08818HH

ST.	ATE OF SOUTH CAROLINA	)	Date of Transfer of Title			
co	OUNTY OF BERKELEY	) AFFIDAVIT )	July 27, 2020			
PΕ	RSONALLY appeared before me the und	ersigned, who being d	uly sworn, deposes and says:			
l. 2.	I have read the information on this Affidavit and I understand such information.  The property being transferred by Landmark 24 Homes of Savannah, LLC TO Ion Radu and Laura Radu on July 27 2020 is located at 393 Sanctuary Park Drive, Summerville, SC 29486, bearing County Tax Map Numbe 195-02-01-079.					
3.	Check one of the following: The deed is	: fee as a transfer for	consideration paid or to be paid in mo	oney or money's		
f ex	stockholder partner or owner	of the entity, or is a trading fee because o Item No. 7 of this afficipal relationship exist at the . This realty was purchase	e time of the original sale and was the purpose of d with the funds of the principal.	rust beneficiary. d: n/a lf exempt,		
ł.	a. X The fee is computed on the compared on th	consideration paid or	o be paid in money or money's worth i	n the amount of		
	h The fee is computed on the fai	ir market value of the l air market value of the	realty, which is \$ realty as established for property tax po	 urposes which is		
5.	Check YES $\square$ or NO $\boxtimes$ 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					
ô.	The DEED Recording Fee is computed a. Place the amount listed in item 4 about 10 place the amount listed in item 5 about 10 (if no amount listed, place zero here	ove here: ove here: .)	\$271,000.00 \$0.00			
7.	#4 000 70					
	\$1,002.70. 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.	and the second section of the sectio	urnish this affidavit wh n, must be fined not r	o willfully furnishes a false or fraudulent nore than one thousand dollars or impr	affidavit is guilty isoned not more		
sv	VORN to before me this the 27th day of Ju	uly, 2020. X c	Ion Radu			
	77	I-m l	Dado.			
Му	otary Public ( Commission Expires:	My Comm. Exp.  06-06-2022  AUBL  OTAR  MY Comm. Exp.  06-06-2022	Radu or Type Name Here			
Αffi	idavit (Deed)	MOUTH CARN		20-08818HF		
	, www. ( - 404)					

Affidavit (Deed)