

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 #:	2020028803	
Receipt Number:	174689	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 04, 2020	
Recorded At:	09:09:58 AM	Received From: SIMPLIFILE
Recorded By:	CRISTAL RAPOSA	Parties:
Book/Page:	RB 3448: 995 - 999	Direct- ANNE W COMPTON REVOCABLE TRUST
Total Pages:	5	Indirect- DDN REVOCABLE TRUST

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$941,450.00
County Tax:	\$1,035.65
State Tax:	\$2,447.90
Tax Charge:	\$3,483.55



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 I, Anne W. Compton as Trustee of The Anne W. Compton Revocable Trust dated January 25, 2013, as amended, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **NINE HUNDRED FORTY ONE THOUSAND FOUR HUNDRED FIFTY AND 00/100(\$941,450.00) DOLLARS**, and subject to the restrictions, exceptions and limitations hereinafter set forth, if any, to the Grantor paid by **Dan D. Nale as Trustee of the DDN Revocable Trust U/A Dated 5/19/2020**, (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 **Dan D. Nale as Trustee of the DDN Revocable Trust U/A Dated 5/19/2020**, his/her Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:*

ALL that certain lot, piece and parcel of land and all improvements thereon located on Daniel Island, situate, lying and being in Parcel Z, the City of Charleston, Berkeley County, South Carolina, known as Lot Z-B34 , Block B, Parcel Z ("Lot" or "Homesite") as shown and designated on a plat entitled "A Final Subdivision Plat of Master Plan Parcel Z to Create: Block B, Lots 16 -36, Block C, Lots 6-12, Block M, Lots 8 & 9, Block F & Block H, Daniel Island, City of Charleston, Berkeley County, SC " dated September 4, 2008, prepared by F. Elliotte Quinn, III, S.C. Reg. No. 10292 of Thomas & Hutton Engineering Co recorded in Plat Book N, Pages 386-P and 387-P on May 5, 2010 in the Berkeley County Register of Deeds Office (the "Plat") said Lot or Homesite having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

A PORTION OF THE ABOVE PROPERTY IS FURTHER DESCRIBED HERE BELOW:

Marshes of the Wando River located within the boundaries of Lot Z-B34 Block B, Parcel Z, Daniel Island: Grantor does hereby Quit Claim to Grantee all of its right, title, and interest, if any, in and to that portion of the Lot, if it exists, which lies below the mean high water mark of abutting tidal waters.

BEING the same property conveyed to The Revocable Trust of Anne W. Compton dated January 25, 2013, as amended by Deed of Anne W. Compton dated April 28, 2016, and duly recorded May 2, 2016, in the Berkeley County ROD Office in Book 2166, at Page 260.

Smith, Cox & Associates, LLP
P. O. Box 20458
Charleston SC 29413-0458

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 ROD for Berkeley County, South Carolina.

TMS Number: 278-01-03-019

Grantee's Address: 1462 Wando View Street, Daniel Island SC 29492

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

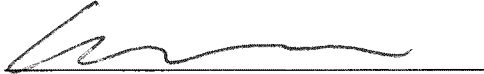
*TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, **Dan D. Nale, Trustee of Dan D. Nale as Trustee of the DDN Revocable Trust U/A Dated 5/19/2020**, and His/Her Heirs and Assigns forever.*

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

WITNESS our hands and seals this 28th day of July, 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:


**THE REVOCABLE TRUST OF ANNE W.
COMPTON DATED JANUARY 25, 2013, AS
AMENDED**



Witness #1



Anne W. Compton as Trustee



Witness #2

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF BERKELEY)

)

THE FOREGOING instrument was acknowledged before me by Anne W. Compton as Trustee of The Revocable Trust of Anne W. Compton dated January 25, 2013, as amended on this 28th day of July, 2020.



Notary Public for: South Carolina

My Commission Expires: 10-11-2022

2020-847RR



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 being transferred located at 1462 Wando View Street, Daniel Island, SC 29492, bearing Berkeley County Tax Map Number 278-01-03-019, was transferred by Anne W. Compton, as Trustee of The Anne W. Compton Revocable Trust dated January 25, 2013, as amended to DAN D. NALE, AS TRUSTEE OF THE DDN REVOCABLE TRUST U/A DTD 05/19/20 on August 3, 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 (See Information section of Affidavit):
(If exempt, 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.
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$941,450.00**.
 - (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 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 \$.

6. The deed recording fee is computed as follows:

- | | |
|--|--|
| (a) Place the amount listed in item 4 above here: | <u> \$941,450.00</u> |
| (b) Place the amount listed in item 5 above here
(If no amount is listed, place zero here.) | <u> 0.00</u> |
| (c) Subtract Line 6(b) from Line 6(a) and place result here: | <u> \$941,450.00</u> |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$3483.55**

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
SETTLEMENT AGENT.

9. I further 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
3rd day of August, 2020

Lynn Q. Waldrop (SEAL)
Notary Public for South Carolina
Lynn Q. Waldrop
PRINT NAME OF NOTARY PUBLIC
My commission expires: 6-12-24

[Signature]
Smith, Cox & Associates, LLP

State of South Carolina
Notary Public
Lynn Q. Waldrop
My Commission Expires 6/12/2024