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 #: 2020028815

Receipt Number: 174700 Return To:

Recorded As: EREC-DEED

Recorded On: August 04, 2020

Recorded At: 09:19:12 AM Received From: SIMPLIFILE

Recorded By: CRISTAL RAPOSA **Parties:**

Book/Page: RB 3449: 84 - 87 Direct- PUISIS, MATTHEW J

Total Pages: 4 Indirect- SHIPLEY, MATTHEW K

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00

Consideration: \$200,000.00

County Tax: \$220.00

State Tax: \$520.00

Tax Charge: \$740.00

Constitution (N) Helica

RECEIVED

AUG 04, 2020

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte Barister of Bards

Synthia B Forte - Register of Deeds

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

KNOW ALL MEN BY THESE PRESENTS, that I, MATTHEW J. PUISIS, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00), and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor paid by MATTHEW K. SHIPLEY, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said MATTHEW K. SHIPLEY, his Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that piece, parcel or lot of land, together with the improvements thereon situate, lying and being in Berkeley County, State of South Carolina, shown and designated as Lot 47, Block F, Willowbrook Subdivision, Sec. 3, as shown on a plat made by Cummings and McCrady, Inc., dated November 1974 and recorded in the Office of the Clerk of Court for Berkeley County on April 13, 1976 in Book W at Page 33. Said lot having such size, courses, distances, buttings and boundings as are shown and delineated on said plat as will more fully appear by reference thereto.

This being the same property as conveyed to Matthew J. Puisis, by deed of Iron Gate Homes, LLC, dated June 28, 2013 and recorded July 16, 2013 in Book 10248 at Page 169 in the Berkeley County Register of Deeds Office.

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 RMC for Berkeley County, South Carolina.

TMS No.: 244-15-06-011

GRANTEE'S 131 Essex Avenue
ADDRESS: Goose Creek, SC 29445

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 **MATTHEW K. SHIPLEY**, and his 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 Grantees' 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.

20-09154BL Shiplous Weeks & Irvine, LLC 873 Orleans Road, Suite 102 1/2, Charleston, SC 29407 WITNESS my hand and seal this 23rd 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:

Witness No.

KIMSCRLY MREHAN

Matthew J. Puisis

Witness No. 2 Michael Shunater

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Before me personally appeared Matthew J. Puisis on this the 23 day of July, 2020 and acknowledged the due execution of the foregoing instrument.

Notary Public

My Commission Expires: Co/G/2022

(SEAL)

Ny Comm. EXP 06-06-2022 OTH Children

STATE OF SOUTH CAROLINA)) AFFIDAVIT	Date of Transfer of Title		
COUNTY OF BERKELEY) AFFIDAV,II	July 27, 2020		
Number 244-15-06-011, was transferred 3. Check one of the following: The deed is	avit and I understand such i ed at 131 Essex Avenue, o d by Matthew J. Puisis TO M s:	•	-	
b subject to the deed recording stockholder, partner, or owner c EXEMPT from the deed recording please skip items 4-6 and go of the seempt under exemption #14, did the agent and pring purchase the realty? Check Yes or No 4. Check one of the following if either items	r of the entity, or is a transferding fee because to Item No. 7 of this affidavincipal relationship exist at the time This realty was purchased with 3(a) or item 3(b) above has	e of the original sale and was the purpose of this relationship the funds of the principal. s been checked.	iary. mpt, ip to	
\$200,000.00. b The fee is computed on the fa	air market value of the realty	paid in money or money's worth in the amour /, which is \$ ty as established for property tax purposes which		
transfer and remained on the land, tel 12-59-140(E)(6), any lien or encumbe subsequently be waived or reduced after	nement or realty after the rance on realty in posses er the transfer under a sign	e existed on the land, tenement or realty before transfer. (This includes, pursuant to Code Secsion of a forfeited land commission which red contract agreement between the lien holder contract balance of this lien or encumbrance	may	
 6. The DEED Recording Fee is computed a. Place the amount listed in item 4 ab b. Place the amount listed in item 5 ab (if no amount listed, place zero here c. Subtract line 6(b) from line 6(a) and 	pove here: \$ <u>200,</u> pove here: \$ <u>0.00</u> e.) I place result here: \$200.	.000.00		
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$740.00.				
	I state that I am a respons	ible person who was connected with the transac	ction	
9. I understand that a person required to f	urnish this affidavit who will n, must be fined not more	ffully furnishes a false or fraudulent affidavit is g than one thousand dollars or imprisoned not m	juilty nore	
10		Kemp Shipley ype Name Here		