

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



RECEIVED

AUG 04, 2020

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia 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 ADDRESS: 131 Essex Avenue
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 Shipley
Weeks & Irvine, LLC
873 Orleans Road, Suite 102 1/2, Charleston, SC 29407

112020

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:

Kimberly McLean
Witness No. 1 KIMBERLY McLEAN

Matthew J. Pulsis
Matthew J. Pulsis

Michael Shumaker
Witness No. 2 Michael Shumaker

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

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

Michael Shumaker
Notary Public

My Commission Expires: 6/6/2022

(SEAL)



