

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 #:	2020028833	
Receipt Number:	174712	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 04, 2020	
Recorded At:	09:22:22 AM	Received From: SIMPLIFILE
Recorded By:	ORTEZ HOWELL	Parties:
Book/Page:	RB 3449: 217 - 220	Direct- SECRETARY OF HOUSING AND URBAN
Total Pages:	4	Indirect- ELLIS, LUCI M

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$116,000.00
County Tax:	\$127.60
State Tax:	\$301.60
Tax Charge:	\$429.20



RECEIVED

AUG 04, 2020

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

AFTER RECORDING RETURN TO

**Dallis Law Firm, P.A.
1721 Ashley River Road
Charleston, SC 29407**

**PREPARED BY:
20-0147
DALLIS LAW FIRM PA
1721 ASHLEY RIVER ROAD
CHARLESTON, SC 29407
461-624423**

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

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

KNOW ALL MEN BY THESE PRESENTS, That, Secretary of Housing & Urban Development, herein referred to as the Grantor, for and in consideration of the sum of **One Hundred Sixteen Thousand and 00/100 Dollars (\$116,000.00)** to it paid by **Luci M Ellis**, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, her heirs, successors and assigns forever:

ALL that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, and being shown and designated as Lot No. 23, Block A, Highland Village at Sangaree, as shown on a plat entitled "Plat of a Portion of Highland Village at Sangaree" made by Thomas W. Bailey, C.E. and L.S., dated August 17, 1979, recorded on August 29, 1979 in the Office of the Register of Deeds for Berkeley County in File Cabinet D at Page 23. Said lot has such size, shape, buttings and boundings as will more fully appear by reference to the aforesaid plat.

DERIVATION: This being the identical property conveyed to Secretary of Housing & Urban Development by South Carolina State Housing Finance and Development Authority dated October 16, 2019 and recorded February 14, 2020 in the Office of the Register of Deeds for Berkeley County in Deed Book 3272 at Page 668.

TAX MAP NUMBER: 233-03-01-012

GRANTEE'S ADDRESS: 101 Campbell Court
Summerville, SC 29486

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, her heirs and assigns forever.

AND THE GRANTOR does hereby bind its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, her heirs and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS My Hand and Seal this 31 day of **July**, 2020.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Signature]
Witness (CANNOT BE WITNESS)

Secretary of Housing & Urban Development

[Signature]
Michele Duval, Contract Manager

[Signature]
Witness

THE STATE OF New Hampshire
COUNTY OF Hillsborough

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 31 day of **July**, 2020, by the Grantor(s), **Secretary of Housing & Urban Development**, by Michele Duval, its Contract Manager.

[Signature]
Print Name: Judith M. Doherty

(SEAL.)

Notary Public for New Hampshire

Commission Expires: 19 February 2025

JUDITH M. DOHERTY
Notary Public - New Hampshire
My Commission Expires February 19, 2025

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

)
) **AFFIDAVIT OF CONSIDERATION**
) Date of Deed/Transfer: 08/3/2020

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 101 Cambell Court, Summerville, SC 29486, bearing Berkeley County Tax Map Number 233-03-01-012, was transferred by Secretary of Housing & Urban Development to Luci M Ellis on 08/3/2020.
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 (Give exemption number and explanation):

(If exempt, please 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 (See Information section of this affidavit.):
 - (a) X The fee is computed on the consideration paid, or to be paid, in money or money's worth in the amount of \$116,000.00.
 - (b) _____ The fee is computed on the fair market value of the realty that 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>\$116,000.00</u>
(b) Place the amount listed in item 5 above here:	<u>0.00</u>
(If no amount is listed, place zero here.)	
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$116,000.00</u>

7. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney for grantor or grantee.

8. _____ DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____, deceased, CASE NUMBER _____. Personally appeared before me the undersigned attorney, who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. In the Estate of _____, deceased, and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.

9. I 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.

Janine R. Ambrose
 NOTARY PUBLIC FOR SOUTH CAROLINA

My commission expires: 4/9/2025

W. Alex Dallis, Jr.
 Grantor, Grantee or Legal Representative connected
 with this transaction
 Print or Type Name Here:
W. Alex Dallis, Jr.