

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 #:	2020028907	
Receipt Number:	174783	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 04, 2020	
Recorded At:	11:04:02 AM	Received From: SIMPLIFILE
Recorded By:	JAMIE WIEMANN	Parties:
Book/Page:	RB 3449: 820 - 825	Direct- CULLEN, KATHERINE A
Total Pages:	6	Indirect- KATHERINE A CULLEN REVOCABLE LIVING

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$15.00  
Tax Charge: \$0.00



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 NOT EXAMINED
	)	Prepared by/return to:
COUNTY OF BERKELEY	)	BENSON LAW FIRM
	)	858 Lowcountry Blvd., Ste 101
	)	Mount Pleasant, SC 29464

### TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, **Katherine A. Cullen, GRANTOR**, in the State aforesaid, in consideration of the sum of **ONE and 00/100 (\$ 1.00) DOLLAR**, to me in hand paid at and before the sealing of these presents by **Katherine A. Cullen, as Trustee of the Katherine A. Cullen Revocable Living Trust dated July 30, 2020, GRANTEE**, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these Presents do grant, bargain, sell, and release unto the said **Katherine A. Cullen, as Trustee of the Katherine A. Cullen Revocable Living Trust dated July 30, 2020, GRANTEE**, its successors and assigns forever, all of the undersigned's interest in the following described property, to wit:

SEE EXHIBIT "A" ATTACHED

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 **Katherine A. Cullen, as Trustee of the Katherine A. Cullen Revocable Living Trust dated July 30, 2020, GRANTEE**, its successor and assigns forever.

AND the undersigned does hereby bind herself and her heirs and assigns, to warrant and forever defend, all and singular, the said Premises unto the said **Katherine A. Cullen, as Trustee of the Katherine A. Cullen Revocable Living Trust dated July 30, 2020, GRANTEE**, its successor and assigns forever, against the undersigned and her heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS its Seal, this 30th day of July in the year of our Lord two thousand twenty.

Prepare by/return to:  
 BENSON LAW FIRM  
 858 Lowcountry Blvd., Suite 101  
 Mount Pleasant, SC 29464

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

*Nat B Benson*  
*[Signature]*

*Katherine A. Cullen*  
Katherine A. Cullen

STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF CHARLESTON     )

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named **Katherine A. Cullen** sign, seal and as her act and deed, deliver the within written Deed, and that s/he with the other witness witnessed the due execution thereof. The subscribing witnesses are not a party to/or beneficiary of the transaction.

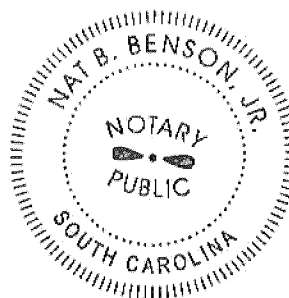
*Nat B Benson*

SWORN to before me this 30th

day of July, 2020.

*[Signature]* (LS)

Nat B. Benson, Jr.  
Notary Public for South Carolina  
My Commission Expires: 01/23/2016



**EXHIBIT "A"**

ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Hanahan, Berkeley County, State of South Carolina, as shown and designated as "**Lot 35**," on a plat entitled "FINAL SUBDIVISION PLAT SHOWING PHASE 6, SECTION 1 (EDGEWOOD TRACE S/D), 39.438 ACRES, A PORTION OF TRACT 2A [SIC, SHOULD BE 2B], TANNER PLANTATION, PROPERTY OF CHARLESTON BROWN COMPANY, LLC, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA," dated May 24, 2005, revised June 23, 2005 and August 29, 2005 and recorded October 3, 2005 in the ROD Office for Berkeley County in Plat Cabinet M at Pages 119-H, 120-H and 121-H.

Said lot having such actual size, shape, dimensions, buttings and boundings as shown on said plat reference to which is hereby made for a more complete description.

SUBJECT to any and all easements, restrictions and reservations of record including, but not limited to, the following:

1. Declaration of Covenants, Conditions and Restrictions for Tanner Plantation Master Association dated May 29, 2001 and recorded June 1, 2001 in the ROD Office for Berkeley County in Book 2281 at Page 005; as amended by Amendment to Declaration dated May 30, 2001 and recorded September 25, 2001 in the ROD Office for Berkeley County in Book 2422 at Page 315; as further amended by Supplemental Declaration Tracts 2A & 2B, Tanner Plantation dated September 26, 2001 and recorded September 28, 2001 in the ROD Office for Berkeley County in Book 2427 at Page 294.
2. Declaration of Restrictive Covenants (Wetlands) by Westvaco Corporation dated October 22, 1998 and recorded November 10, 1998 in the ROD Office for Berkeley County in Book 1479 at Page 227.
3. Power Line Easement to South Carolina Electric and Gas Company appearing of record in Deed Book C92 at Page 84.
4. Matters appearing on plat dated April 25, 2001 made by Trico Engineering Consultants, Inc. and recorded August 9, 2001 in the ROD Office for Berkeley County in Plat Cabinet P at Page 65-A:
  - (i) 140-foot SCE&G Right of Way
  - (ii) 20-foot SCE&G Easement.
5. Sewer Contract between Berkeley County, South Carolina and RGT/Charleston Partners, Ltd. dated February 19, 2002 and recorded February 21, 2002 in the ROD Office for Berkeley County in Book 2621 at Page 230.
6. Sewer Contract between Berkeley County, South Carolina and RGT/Charleston Partners, Ltd. dated February 19, 2002 and recorded February 21, 2002 in the ROD Office for Berkeley County in Book 2621 at Page 242.
7. Easement from West Virginia Pulp and Paper Company to Commissioners of Public Works of the City of Charleston, recorded in the ROD Office for Berkeley County in Book C60 at Page 31.
8. Easement from West Virginia Pulp and Paper Company to SCE&G recorded in the ROD Office for Berkeley County in Book C49 at Page 311.

9. Easements, restrictions, setbacks, notations, etc. being more specifically shown on a plat entitled "FINAL SUBDIVISION PLAT SHOWING PHASE 6, SECTION 1 (EDGEWOOD TRACE S/D), 39.438 ACRES, A PORTION OF TRACT 2A [SIC, SHOULD BE 2B], TANNER PLANTATION, PROPERTY OF CHARLESTON BROWN COMPANY LLC, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA," dated May 24, 2005, revised June 23, 2005 and August 29, 2005 and recorded October 3, 2005 in the ROD Office for Berkeley County in Plat Cabinet M at Pages 119-H, 120-H and 121-H.
10. Permits for Transmission Line Right-of-Way Encroachment to South Carolina Electric & Gas Company recorded May 24, 2004 in the ROD Office for Berkeley County in Book 4011 at Page 268 and at Page 277.
11. Permit for Transmission Line Right-of-Way Encroachment to South Carolina Electric & Gas Company recorded May 4, 2005 in the ROD Office for Berkeley County in Book 4682 at Page 088.
12. Any taxes assessed under the rollback provisions of §12-43-220 (D-4) South Carolina Code of Laws 1976, as amended.
13. Bill of Sale to the Berkeley County Water and Sewer Authority dated November 28, 2005 and recorded December 15, 2005 in the ROD Office for Berkeley County in Book 5228 at Page 168.
14. Title to Sewer System to Berkeley County Water and Sewer Authority dated November 28, 2005 and recorded December 15, 2005 in the ROD Office for Berkeley County in Book 5228 at Page 172.
15. Easements to Berkeley County Water and Sewer Authority dated November 28, 2005 and recorded December 15, 2005 in the ROD Office for Berkeley County in Book 5228 at Page 176, 181 & 186.
16. Declaration of Covenants, Conditions, Restrictions and Easement for Edgewood Trace Master Association recorded February 22, 2006 in the ROD Office for Berkeley County in Book 5382 at Page 70, and re-recorded February 23, 2006 in Book 5386 at Page 295.

BEING the same property conveyed to William Cullen and Katherine A. Cullen by deed of The Ryland Group, Inc. dated July 12, 2006 and recorded on July 13, 2006 in the ROD Office for Berkeley County, South Carolina in Book 5784 at Page 36; and being a portion of the same property that passed, by Deed of Distribution from the Estate of William Cullen, Jr. to Katherine A. Cullen dated January 25, 2020, and recorded January 28, 2020 in the ROD Office for Berkeley County in Book 3256 at Page 983.

TMS Number: **259-07-01-080**

Grantee's address: **7444 Painted Bunning Way, Hanahan, SC 29410**

STATE OF SOUTH CAROLINA }  
COUNTY OF CHARLESTON }

# 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 was transferred by Katherine A. Cullen  
to Katherine A. Cullen, as Trustee of the Katherine A. Cullen Revocable on July 30, 2020  
Living Trust date July 30, 2020

3. Check one of the following: The deed is

- (A) ☐ 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 distribution to a trust beneficiary.
- (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): TO TRUST #8 (Explanation required)

(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) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_.
- (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 ☐ 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: \_\_\_\_\_
- (B) Place the amount listed in item 5 above here: \_\_\_\_\_
- (If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \_\_\_\_\_

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

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

Nat B Benson, Jr.  
Responsible Person Connected with the Transaction

NAT. B. BENSON, JR.

\_\_\_\_\_  
Name Here

Sworn this 30th day of July 20192  
Peter Benson  
Notary Public for SOUTH CAROLINA  
My Commission Expires: MAR 11, 2025

