

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

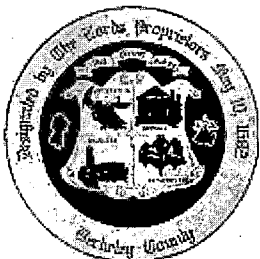
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2020028910		
Receipt Number:	174785	Return To:	JONATHAN D MOORE
Recorded As:	DEED		115 LIBRARY HILL LANE STE D
Recorded On:	August 04, 2020		LEXINTON, SC, 29072
Recorded At:	11:07:35 AM	Received From:	JONATHAN D MOORE
Recorded By:	SAMANTHA EVANS	Parties:	
Book/Page:	RB 3449: 859 - 863		Direct- WARE, PATRICK
Total Pages:	5		Indirect- WARE, PATRICK DOYLE

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Exempt
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

Jonathan D. Moore, Attorney
115-D Library Hill Lane
Lexington, SC 29072

20-0183

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Patrick Ware**, (hereinafter called "Grantor"), in consideration of **FIVE AND 00/100 (\$5.00) DOLLARS AND FOR THE SOLE AND ONLY PURPOSE OF A NAME CHANGE**, to the Grantor in hand paid at and before the sealing of these presents, by **Patrick Doyle Ware** (hereinafter called "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

PATRICK DOYLE WARE

His heirs and assigns,
 The following described property:

All of that certain piece or parcel of land together with the improvements located thereon, shown and designated as **"7.61 ACRES RESIDUAL"**, situate in the First Goose Creek Parish, County of Berkeley, State of South Carolina, as shown on a plat entitled, **"Subdivision Plat of TMS 160-00-02-039 (19.14 Acres) Property of Corner Group LLC Creating New Parcel 'XI' & 'X2' Located Near Cooper Store Crossroads, Berkeley County, South Carolina"** made by Thomas L. Westbury, S.C.R.L.S. No. 23571, dated August 22, 2018 and recorded in Plat Cabinet T at Page 5C in the ROD Office for Berkeley County, SC. Said tract having such size, shape, dimensions, buttings and boundings and easements as reference to said plats will more fully appear, which plats are made a part and parcel of this legal description by reference.

This being the identical property conveyed to Patrick Ware by deed of The Corner Group, LLC dated July 17, 2019 and recorded July 19, 2019 in the Office of the Register of Deeds for Berkeley County in Record Book 3082 at Page 45.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 161 Pottsc Lane
 Moncks Corner, SC 29461

TMS No.: 160-00-02-039

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

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TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS the Grantor's hands and seals this the 30th day of July, 2020.

SIGNED, SEALED AND DELIVERED

in the presence of:

Victoria Butler

1st Witness

Printed Name: *Victoria Butler*

[Signature]

PATRICK WARE

2nd Witness

Printed Name: *Harold L. Swafford*

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

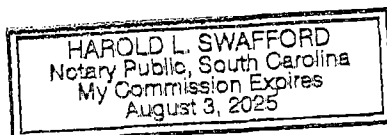
ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the State aforesaid, do hereby certify that the within-named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN, to before me this 30th
day of July, 2020.

[Signature]
Notary Public for South Carolina
My Commission Expires: 08/03/25

Harold L. Swafford
Notary Public Printed Name or Seal




STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

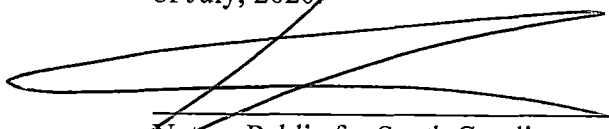
Personally appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred from **Patrick Ware to Patrick Doyle Ware** dated **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 a distribution to a trust beneficiary.
 - c) X EXEMPT from the deed recording fee because (exemption# Amount is less than \$100.00) (Explanation if required) (If exempt, please skip items 4-6 and go to item 7 of this affidavit.).
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - 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) _____ the amount listed in item 4 above
 - b) _____ the amount listed in item 5 above (If no amount place zero)
 - c) _____ Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantor**.
8. I understand that a person required to furnish this affidavit who willfully furnished 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.

Sworn to before me this 30th day
of July, 2020.



Grantor, Grantee or Legal Representative



Notary Public for South Carolina
My Commission Expires: 08/03/25

Patrick Ware

HAROLD L. SWAFFORD
Notary Public, South Carolina
My Commission Expires
August 3, 2025

INFORMATION

Except as provided in this paragraph, the term “value” means “the consideration paid or to be paid in money or money’s worth for the realty.” Consideration paid or to be paid in money’s worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money’s worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, “value” means the realty’s fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee’s interest in the partnership or trust. A “family partnership” is a partnership whose partners are all members of the same family. A “family trust” is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. “Family” means the grantor and the grantor’s spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A “charitable entity” means an entity that may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) Transferring realty from an agent to the agent’s principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivision to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined the Federal Power Act.