

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 #:	2020028927	
Receipt Number:	174803	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 04, 2020	
Recorded At:	12:20:24 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 3449: 947 - 950	Direct- ROWE, WILLIAM
Total Pages:	4	Indirect- BISER, DAVID

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$305,000.00
County Tax:	\$335.50
State Tax:	\$793.00
Tax Charge:	\$1,128.50



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

COUNTY OF BERKELEY

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that we, **WILLIAM ROWE AND ALYSIA ROWE**, (hereinafter the "Grantors") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$305,000.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantors paid by **DAVID BISER**, (hereinafter the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **DAVID BISER**, his Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Goose Creek, Berkeley County, State of South Carolina, known and designated as Lot 245 on that certain plat entitled: "FINAL PLAT SHOWING THE SUBDIVISION OF TMS 235-10-02-052 TO FORM LOTS 234 THRU 284 AND LOTS 318 THRU 342 HOA#6 THRU HOA#10, PHASE 4, SOPHIA LANDING AT MONTAGUE PLANTATION PROPERTY OF MALPHRUS LAND, LLC LOCATED IN THE CITY OF GOOSE CREEK BERKELEY COUNTY, SC", prepared by Joseph Eelman dated November 7, 2014 and recorded January 26, 2015 in the Office of the RMC for Berkeley County in Plat Cabinet S at Page 46A. Said lot having such size, shape, dimensions, buttings and boundings as will by reference more fully appear.

This being the same property conveyed to William Rowe and Alysia Rowe by Deed of Dan Ryan Builders South Carolina, LLC, dated September 23, 2016 and recorded September 29, 2016 in the ROD Office for Berkeley County, State of South Carolina in Book 2288 at Page 479.

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.: 235-11-04-012

GRANTEE'S ADDRESS: 457 Gianna Lane
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 **DAVID BISER**, his Heirs and Assigns forever.

And the Grantors do hereby bind the Grantors and the Grantors' Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantee's Heirs and Assigns against the Grantors and the Grantors' Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

20-09736TN

Weeks & Irvine, LLC

1127 Queensborough Blvd., Suite 101, Mount Pleasant, SC 29464

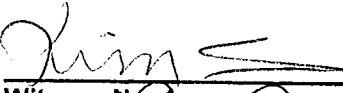
The Suttles Law Firm LLC
1711 N. Main Street
Summerville, SC 29486

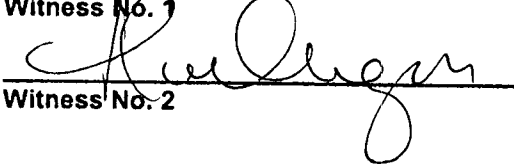
20-517145

And the Grantors do hereby bind the Grantors and the Grantors' Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantees hereinabove named and the Grantees' Heirs and Assigns against the Grantors and the Grantors' Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.


WITNESS my hand and seal this 16th 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.

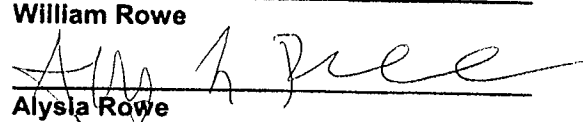
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness No. 1


Witness No. 2



William Rowe


Alysia Rowe

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

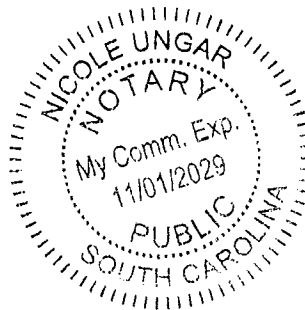
Before me personally appeared William Rowe and Alysia Rowe on this the 16 day of July, 2020 and acknowledged the due execution of the foregoing instrument.



Notary Public

My Commission Expires: 11/1/2029

(SEAL)



STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

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)
)

Date of Transfer of Title

July 31, 2020

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says: I have read the information on this Affidavit and I understand such information. The property is being transferred by **William Rowe and Alysia Rowe** to **David Biser** ~~and Andrew Biser~~ contemporaneously herewith.

Check one of the following: The Deed is:

(A)	<input checked="" type="checkbox"/>	Subject to deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(B)	<input type="checkbox"/>	Subject to 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)	<input type="checkbox"/>	EXEMPT from the deed recording fee because (Exemption Number 1) transfer of property to family member or under \$100.00.

Check one of the following if either item 3(A) or item 3(B) above has been checked.

(A)	<input checked="" type="checkbox"/>	The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: \$305,000.00 .
(B)	<input type="checkbox"/>	The fee is computed on the fair market value of the realty which is \$0.00.
(C)	<input type="checkbox"/>	The fee is computed on the fair market value of the realty as established for property tax purposes which is \$0.00.

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 \$0.00.

The deed recording fee is computed as follows:

(A)	\$305,000.00	The amount listed in Item 4 above.
(B)	\$0.00	The amount listed in Item 5 above (no amount, place zero).
(C)	\$305,000.00	Subtract line 6(B) from line 6(A) and place result here

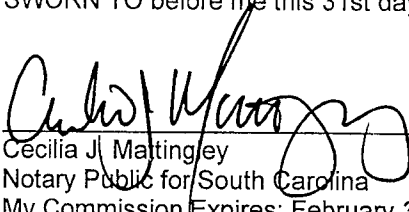
As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantee**.

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.

Signed: _____

David Biser

SWORN TO before me this 31st day of July, 2020.

 (Seal)
Cecilia J. Mattingley
Notary Public for South Carolina
My Commission Expires: February 3, 2026

