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 #: 2020028929

Receipt Number: 174804 Return To:

Recorded As: EREC-DEED

Recorded On: August 04, 2020

Recorded At: 12:25:52 PM Received From: SIMPLIFILE

Recorded By: SAMANTHA EVANS Parties:

Book/Page: RB 3449: 964 - 968 Direct- TWO BLUE STALLIONS LLC

Total Pages: 5 Indirect- GREAT SOUTHERN HOMES INC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00

Consideration: \$5.00

Exempt

Tax Charge: \$0.00

RECEIVED

AUG 04, 2020

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

ynthia B Forte - Register of Deeds



Recording requested by and return to: Harvey & Vallini, LLC 505 North Laurel Street Summerville, SC 29483

File Number:

HVSUM-20-11665

STATE OF SOUTH CAROLINA)	QUIT CLAIM DEED
COUNTY OF BERKELEY)	

KNOW ALL MEN BY THESE PRESENTS, that Two Blue Stallions, LLC, a South Carolina limited liability company (herein "Grantor"), in the State aforesaid, for and in consideration of the sum of FIVE Dollars (\$5.00), and other valuable consideration, unto Grantor in hand paid at and before the sealing of these presents by Great Southern Homes, Inc., a South Carolina Corporation (herein "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, subject to applicable matters of public record, including but not limited to, all covenants, conditions, restrictions, reservations, easements, rights-of-way and plats (collectively the "Exceptions"), have, has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the said Great Southern Homes, Inc., a South Carolina Corporation its successors and assigns, the following described premises (the "Property"), to wit:

All that certain piece, parcel, or lot of land, together with all improvements thereon, situate, lying, and being in the County of Berkeley, State of South Carolina, being shown and designated as Lot 152 of Lakeview Commons, Phase 4, on a plat entitled "PROPERTY LINE ADJUSTMENT PLAT FOR LOTS 80-129 AND 141-161, CREATING LOTS 83A, 92A, 96A, 106A, 117A, 123A, AND 129A, LAKEVIEW COMMONS — PHASE FOUR, CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" prepared by RLA Associates, PA dated February 22, 2017 and recorded on March 17, 2017 in Plat Cabinet S at Page 92Q in the Office of the Register of Deeds for Berkeley County, South Carolina. Reference to said plat is hereby made for a more complete and accurate description of said lot.

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This being a portion of the property conveyed to Two Blue Stallions LLC by deed of Great Southern Homes, Inc dated August 10, 2017, and recorded on August 15, 2017 in Deed Book 2539 at Page 490 in the Office of the Register of Deeds for Berkeley County, South Carolina.

TMS#:

252-06-04-078

Property Address:

159 Buchanan Circle, Goose Creek, SC 29445

Grantee(s) Address: 90 North Royal Tower Drive, Irmo, SC 29063

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, Great Southern Homes, Inc., a South Carolina Corporation, its successors and assigns, in fee simple, forever.

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in witness wh	EREOF, Two	Blue Stallions,	LLC, the	said Grantor,	hereby	set(s)
hand and seal this 20th	day of July, 20	020.	-	·	•	` '

Two Blue Stallions, LLC, a South Carolina limited liability company

By: Ray Sheldon Twine, Authorized Agent

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

ACKNOWLEDGEMENT

BEFORE ME, the undersigned Notary Public, personally appeared on this day, Ray Sheldon Twine, Authorized Agent for Two Blue Stallions, LLC, and acknowledged the due execution of the foregoing instrument.

Sworn to before me this 20 day of July, 2020

Daum M. John a

Notary Public for South Carolina
My commission expires: 11-3-2024



	STATE OF SOUTH CAROLINA)	AFFIDAVIT FOR TAXABLE				
	COUNTY OF BERKELEY	ý	OR EXEMPT TRANSFERS				
	PERSONALLY appeared before me the undersigned	PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:					
	I have read the information contained this affidavit a	I have read the information contained this affidavit and I understand such information.					
<u>.</u>	The property being transferred is located at 159 Buchanan Circle, Goose Creek, SC 29445, bearing Berkeley County Tax Map Number 252-06-04-078, was transferred by Two Blue Stallions, LLC to Great Southern Homes, Inc on the 315 day of July, 2020.						
١.	Check one of the following: The deed is:						
	a)subject to the deed recording fee as a transfer for consideration paid or to be made in money or money's worth. b) subject to the deed recording fee as a transfer between a corporation, 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)XXX exempt from the deed recording fee because (See Information section of affidavit) 1. consideration less than \$100.00						
	(If exempt please skip items $4-7$, and go to item $8 ext{ o}$	of this affidavit.)					
	If exempt under exemption #14 as described in the I time of the original sale and was the purpose of this		of this affidavit, did the agent and principal relationship exist at the hase the realty? Check Yes or No				
١.	Check one of the following if either item 3(a) or item	a 3(b) above has be	en 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 <u>5.00</u>. (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; 						
) <u>,</u>	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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is:						
) .	The deed recording fee is computed as follows:						
	(a) Place the amount listed in item 4 above here:	(If no amount is lis	ted, place zero here.)				
r.	The deed recording fee due is based on the amount lis	ted on Line 6(c) ab	ove and the deed recording fee due is:0.00				
١.	As required by Code Section 12-24-70, I stateAttorney	that I am a res	ponsible person who was connected with the transaction as:				
) .	I understand that a person required to furnish this affi and, upon conviction, must be fined not more than one	e thousand dollars of	furnishes a false or fraudulent affidavit is guilty of a misdemeanor or imprisoned nor more than one year, or both. WALLEY consible Person Associated with Transaction)				
	SWORN to and subscribed before me this 31S day of July, 2020 Notary Public for South Carolina My Commission Expires: 4-30-3030 Notary (L.S.): Major. Motto Notary (printed name): Major. Motto		NOTARY PUBLICS April 30 PO Apr				

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