

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 #:	2020028930	
Receipt Number:	174804	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 04, 2020	
Recorded At:	12:25:53 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 3449: 969 - 973	Direct- GREAT SOUTHERN HOMES INC
Total Pages:	5	Indirect- WEATHERALL, DRAKE ARRON

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$183,125.00
County Tax:	\$201.85
State Tax:	\$477.10
Tax Charge:	\$678.95



RECEIVED

AUG 04, 2020

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

Cynthia B. Forte
Cynthia 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)	
)	TITLE TO REAL ESTATE
COUNTY OF BERKELEY)	

KNOW ALL MEN BY THESE PRESENTS, that **Great Southern Homes, Inc., a South Carolina Corporation** (herein "Grantor"), in the State aforesaid, for and in consideration of the sum of **ONE HUNDRED EIGHTY THREE THOUSAND ONE HUNDRED TWENTY FIVE AND 00/100 Dollars (\$183,125.00)**, unto Grantor in hand paid at and before the sealing of these presents by **Drake Arron Weatherall** (herein "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, have, 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"), granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the said **Drake Arron Weatherall**, his heirs, 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.

This being the same property conveyed to Great Southern Homes, Inc by deed of Two Blue Stallions, LLC dated July 20, 2020, to be recorded simultaneously herewith.

TMS#: 252-06-04-078
Property Address: 159 Buchanan Circle, Goose Creek, SC 29445
Grantee(s) Address: 159 Buchanan Circle, 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, subject to the Exceptions, all and singular, the said premises before mentioned unto the said **Drake Arron Weatherall**, his heirs, successors, and assigns, forever.

AND, subject to the Exceptions, Grantor do(es) hereby bind Grantor, its heirs, executors, administrators, successors, and assigns, to warrant and forever defend, all and singular, the said premises unto the said **Drake Arron Weatherall**, his heirs, successors, and assigns, forever, in fee simple, against Grantor and Grantor's heirs, successors, and assigns, and all persons whomsoever lawfully claiming or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Great Southern Homes, Inc., the said Grantor, hereby set(s) hand and seal this 31st day of July, 2020.

Signed, sealed, and delivered
in the presence of:

Witness 1

Megan Metts
Witness 2 / Notary

Great Southern Homes, Inc., a South Carolina
Corporation

By: Sarah Mockler
Sarah Mockler, Authorized Agent

STATE OF SOUTH CAROLINA

)

) ACKNOWLEDGEMENT

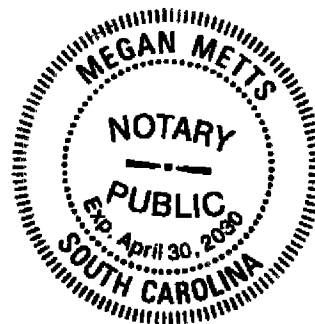
COUNTY OF DORCHESTER

)

BEFORE ME, the undersigned Notary Public, personally appeared on this day, Sarah Mockler,
Authorized Agent for Great Southern Homes, Inc., and acknowledged the due execution of the
foregoing instrument.

Sworn to before me this 31st
day of July, 2020

Megan Metts (L.S.)
Notary Public for South Carolina
My commission expires: 4-30-2030



STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

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 contained this affidavit and I understand such information.
2. 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 **Great Southern Homes, Inc.** to **Drake Arron Weatherall** on the **31st day of July, 2020**.

3. Check one of the following: The deed is:

- a) XXX 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) _____ exempt from the deed recording fee because (See Information section of affidavit) _____

(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 183,125.00.
- (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. (This includes, pursuant to Code Section 12-59-140(F)(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: _____.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: 183,125.00
- (b) Place the amount listed in item 5 above here: 0 (If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: 183,125.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$678.95

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 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.

BY: 
(Responsible Person Associated with Transaction)

SWORN to and subscribed before me this

31st day of July, 2020Notary Public for South CarolinaMy Commission Expires: 4-30-2030Notary (L.S.): Megan MettsNotary (printed name): Megan Metts