

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 #:	2020037128	Return To:	DODDS & HENNESSY
Receipt Number:	181492		973 HOUSTON NORTHCUTT BLVD STE 101
Recorded As:	DEED		MT. PLEASANT, SC, 29464
Recorded On:	September 25, 2020	Received From:	DODDS & HENNESSY
Recorded At:	03:00:01 PM	Parties:	
Recorded By:	HELEN SEXTON		
Book/Page:	RB 3514: 6 - 10	Direct-	
Total Pages:	5	Indirect-	

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$100,000.00
County Tax:	\$110.00
State Tax:	\$260.00
Tax Charge:	\$370.00



RECEIVED

SEP 25, 2020

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

Cynthia B Forte - Register of Deeds

A-13507-P

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF BERKELEY)	

KNOW ALL MEN BY THESE PRESENTS that **ROSEMARY MCMANUS** ("**Grantor**"), in the State aforesaid, for and in consideration of the sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS, to her in hand paid at and before the sealing of these presents by **CALVIN R. MCMANUS**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to those matters set forth on Exhibit "A", unto **CALVIN R. MCMANUS** ("**Grantee**"), his heirs and assigns, the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned, subject to those matters set forth in Exhibit "A", unto the Grantee, his heirs and assigns, forever.

AND, subject to those matters set forth in Exhibit "A", the Grantor does hereby bind the Grantor and Grantor's heirs, executors, administrators and assigns to warrant and forever defend all and singular said premises unto the Grantee, and the Grantee's heirs and assigns, against Grantor, Grantor's heirs and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

DODDS HENNESSY & STITH, LLP
ATTORNEYS AT LAW
973 HOUSTON NORTHCUTT BLVD.
SUITE 101
MOUNT PLEASANT, SC 29464

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WITNESS, the Grantor's hand and seal this 24th day of September, 2020.

SIGNED, sealed and delivered
in the presence of:

Joan Bladen
(WITNESS # 1)

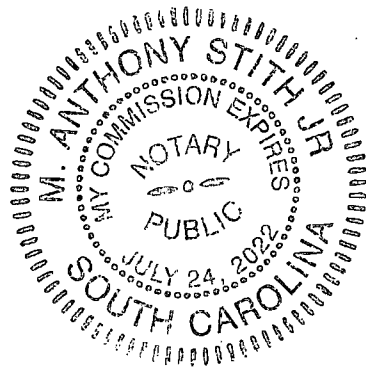
[Signature]
(WITNESS # 2)

Rosemary McManus
Rosemary McManus

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 24th day of September, 2020 by Rosemary McManus who, executed the within written deed and is a person known to me.



[Signature]
Notary Public for South Carolina
My Commission Expires: 7/24/22

EXHIBIT "A"

121 View Street, Moncks Corner, SC 29461

ALL that piece, parcel or lot of land, with any improvements thereon, situate, lying and being in the S528 - Rice Hope Neighborhood, in the Town of Moncks Corner, County of Berkeley, State of South Carolina, known and designated as Lot 26-5, Block A, as shown on that plat entitled "RE-SUBDIVISION PORTION OF BLOCK "A" RICE HOPE BERKELEY COUNTY SOUTH CAROLINA, prepared by K.T. Dubis, P. S. & L. S., recorded in Book S, at Page 139 in the ROD Office for Berkeley County.

SAVING AND EXCEPTING Lot - 2 of Lot 26-5 and Lot - 3 of Lot 26-5 as shown on that plat entitled "Plat of Lot - 2 of Lot - 26-5, Block - A Rice Hope Plantation, Owned by George McManus", dated February, 1983 and recorded in Plat Book E at Page 309.

SAVING AND EXCEPTING Lot "C" as shown on that plat entitled "Plat of Lot - 26-6A and 26-6B, Block - A Rice Hope Plantation, Owned by George Collins", and recorded in Plat Book E at Page 104.

SUBJECT TO any and all applicable restrictions, covenants, conditions, easements and rights-of-way of record in the ROD Office for Berkeley County, South Carolina.

BEING the same property conveyed to George M. McManus by deed of George A. McManus and Juanita H. McManus dated November 3, 1997 and recorded March 7, 2014 in the ROD Office for Berkeley County in Book 10643, Page 144; the said George Michael McManus having died on June 23, 2019 and conveying all his interest in the property to Rosemary McManus, as will appear by reference to Berkeley County Probate Case No. 2019-ES-08-00-00580 and as confirmed by Deed of Distribution dated May 11, 2020 and recorded May 14, 2020, in the ROD Office for Berkeley County in Book 3359 at Page 824.

TMS No.: 213-00-03-023

Grantee's Address: 1240 Greenfield Place, Hanahan, SC 29410o

STATE OF SOUTH CAROLINA]
COUNTY OF BERKELEY]

AFFIDAVIT

DATE OF TRANSFER OF TITLE
(Closing Date: September 24, 2020)

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 being transferred by Rosemary McManus to Calvin R. McManus on September 24, 2020.
3. Check one of the following: The DEED is
 - (a) X 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 a distribution to a trust beneficiary.
 - (c) ___ EXEMPT from the deed recording fee because (exemptions 1-12) (If exempt, please skip item 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$100,000.00.
 - (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 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. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$_____.
6. The DEED Recording Fee is computed as follows:
 - (a) \$100,000.00 the amount listed in item 4 above.
 - (b) \$ 0.00 the amount listed in item 5 above (no amount place zero).
- LESS (b) \$ 0.00
- TOTAL (c) \$100,000.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \$370.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: CLOSING ATTORNEY
9. DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____
Deceased CASE NUMBER _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that s/he is licensed to practice law in the State of South Carolina; that s/he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. 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: _____

M. Anthony Stith, Jr., Closing Attorney
(Grantor, Grantee, or Attorney that prepared form)

Sworn to before me this

24th day of September, 2020

Loran Blackmon

Notary Public for South Carolina

My Commission Expires: 6/17/2025

