

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

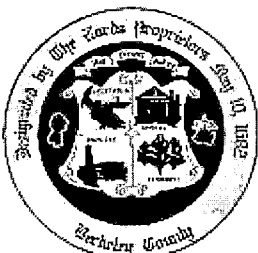
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2021039394		
Receipt Number:	225996	Return To:	DONALDSON LAW FIRM LLC
Recorded As:	DEED		317 WINGO WAY SUITE 305
Recorded On:	August 19, 2021		MT PLEASANT, SC, 29464
Recorded At:	09:37:15 AM	Received From:	DONALDSON LAW FIRM
Recorded By:	AMANDA WILKS	Parties:	
Book/Page:	RB 3936: 394 - 398		Direct- BLAKE-ROBINSON, NIASHA LASHAWN
Total Pages:	5		Indirect- MOORE, KEVIN

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$350,000.00
County Tax:	\$385.00
State Tax:	\$910.00
Tax Charge:	\$1,295.00



RECEIVED

AUG 19, 2021

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF BERKELEY

KNOW ALL MEN BY THESE PRESENTS, that we, **NIASHA LASHAWN BLAKE-ROBINSON AND KENDRICK TIMOTHY ROBINSON**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor(s) paid by **KEVIN MOORE AND JESSICA MOORE**, (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said **KEVIN MOORE AND JESSICA MOORE**, as joint tenants with rights of survivorship and not as tenants in common, their Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 ROD for Berkeley County, South Carolina.

TMS No.: 235-12-01-030

**GRANTEE'S ADDRESS: 548 Mountain Laurel 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 all and singular the said premises before mentioned unto the said Grantee(s) **KEVIN MOORE AND JESSICA MOORE**, as joint tenants with rights of survivorship and not as tenants in common, and their Heirs and Assigns forever.

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

21-10380KD
Weeks & Irvine, LLC
567 Crowfield Boulevard, Goose Creek, SC 29445


DONALDSON LAW FIRM, LLC
ATTORNEYS AT LAW
317 Wingo Way, Suite 305
Mount Pleasant, South Carolina 29464

21-753

WITNESS my hand and seal this 16th day of August in the year of our Lord, Two Thousand and Twenty-One (2021) and in the Two Hundred Forty-Sixth (246th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Brenna B. Breuninger
Witness No. 1

[Signature]
Witness No. 2

Niasha LaShawn Blake-Robinson
Niasha LaShawn Blake-Robinson

Kendrick Timothy Robinson
Kendrick Timothy Robinson

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

Before me personally appeared Niasha LaShawn Blake-Robinson and Kendrick Timothy Robinson on this the 16th day of August, 2021 and acknowledged the due execution of the foregoing instrument.

[Signature]
Notary Public

My Commission Expires: 6/6/2022

(SEAL)



EXHIBIT "A"

ALL that certain parcel, piece or tract of land, together with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, known and designated as Lot 503, Brickhope Plantation Estates Subdivision on a plat entitled "SUBDIVISION PLAT SHOWING THE SUBDIVISION OF 235-00-00-050 TO CREATE LIBERTY VILLAGE SUBDIVISION, PHASE 4C, CONTAINING LOTS 474 THROUGH 533, ROAD RIGHT-OF-WAYS AND HOA AREAS OWNED BY THE CALATLANTIC GROUP, INC. LOCATED IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA", dated November 27, 2017 in the RMC Office for Berkeley County in Plat Cabinet Q, at Page 51h. All dimensions, courses and distances being more or less together with the buttings and boundings as are shown on the Plat referred to herein.

THIS BEING the same property conveyed to Niasa LaShawn Blake-Robinson and Kendrick Timothy Robinson by deed of Calatlantic Group, Inc., a Delaware Corporation as Successors by Merger to the Ryland Group, Inc., a Maryland Corporation, dated January 8, 2019 and recorded on January 28, 2019, in Book 2938, at Page 314, in the Office of the Register of Deeds for Berkeley County, South Carolina.

TMS# 235-12-01-030.

STATE OF SOUTH CAROLINA

Date of Transfer of Title

COUNTY OF BERKELEY

AFFIDAVIT

August 16, 2021

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 is located at 548 Mountain Laurel Circle, Goose Creek, SC 29445, bearing County Tax Map Number 235-12-01-030, was transferred by Niasha LaShawn Blake-Robinson and Kendrick Timothy Robinson TO Kevin Moore and Jessica Moore on August 16, 2021.
3. Check one of the following: The deed is: 18

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 . (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.

If exempt under exemption #14, 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 . This realty was purchased with the funds of the principal.

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 \$350,000.00.

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 ☒ 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 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: \$350,000.00

b. Place the amount listed in item 5 above here: \$0.00
(if no amount listed, place zero here.)

c. Subtract line 6(b) from line 6(a) and place result here: \$350,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,295.00.

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

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.

SWORN to before me this the 16th day
of August, 2021.

Niasha LaShawn Blake-Robinson

Niasha LaShawn Blake-Robinson

Print or Type Name Here

Notary Public

My Commission Expires: 06/06/2022

(SEAL)

