

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 #:	2021010324	
Receipt Number:	202747	Return To:
Recorded As:	EREC-DEED	
Recorded On:	March 05, 2021	
Recorded At:	11:30:51 AM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 3717: 189 - 195	Direct- CLARK, JAMES DAVID
Total Pages:	7	Indirect- CLARK, JAMES DAVID

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Exempt Tax Charge:	\$0.00



RECEIVED

MAR 05, 2021

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Weeks & Irvine, LLC
810 N. Main Street
Summerville, SC 29483
21-01609 WCH

ALL of the Trustee's undivided eighty and fifteen hundredths (80.15%) percent interest in and to the following parcels:

ALL that certain piece, parcel or tract of land situate, lying and being in 2nd St. Johns Parish, County of Berkeley, State of South Carolina, south of Road S-8-34 and Northwest and West of the Moncks Corner Municipal Airport, containing 73.81 acres, and being fully shown and delineated as Tract A, containing 59.11 acres, and Tract B, containing 14.7 acres, on a plat by Cleatwood E. Droze, RLS, dated September 16, 1986, and recorded in the Office of the Register of Deeds for Berkeley County in Plat Book Cab G at Page 68.

AND

ALL that certain parcel or tract of land situate, lying and being in the City of Moncks Corner, County of Berkeley and State of South Carolina more particularly described in accordance with a survey dated January 9, 1987 made by William H. Dennis, RLS, as follows: BEGINNING at an old iron distant 0.5 miles more or less on a course North 75° 15 minutes 00 seconds East from the intersection of S-8-34 and S-8-315 and running thence 1) North 71° 15 minutes 00 seconds 60.37 feet to a point; thence 2) South 12° 24 minutes 00 seconds East 97.92 feet to a point; thence 3) South 84° 57 minutes 00 seconds West 60.50 feet to an old iron; thence 4) North 12° 24 minutes 00 seconds West 83.50 feet to the point and place of BEGINNING.

LESS AND EXCEPT:

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Moncks Corner, County of Berkeley, State of South Carolina measuring and containing Thirty-One and Fifty-Five Hundredths (31.55) acres conveyed to or condemned Berkeley County for the Municipal Airport as more fully described in Case 1987-CP-08-752 as evidenced by the final order in said case filed for record in Book 656 at Page 282 on April 11, 1995 in the Office of the Register of Deeds for the Berkeley County, South Carolina.

THIS being the same property conveyed to the Grantor herein by deed of Nellie Jackson Clark as Personal Representative of the Estate of Fred Clark (1992-ES-08-0011) dated December 4, 1992 and recorded December 8, 1992 in Book 203 at Page 325 in the Office of the Register of Deeds for Berkeley County, South Carolina.

TMS Number: 141-00-02-036

Grantee's Address: 493 Eastern Isle Avenue
Summerville, SC 29486

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 premises before mentioned unto the said **JAMES DAVID CLARK, FRED CLARK, JR., CAROLYN ELAINE GRAHAM, AND WILLIAM TIMOTHY CLARK**, their Heirs and Assigns, forever so that neither the said Grantor, nor Grantor's assigns, nor Grantor's successors nor any other person or persons, claiming under Grantor or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

SIGNATURE PAGE TO FOLLOW WITH

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed, sealed and delivered this 12 day of February, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
WITNESS NO. 1

[Signature]
WITNESS NO. 2 / NOTARY

[Signature]
James David Clark, Trustee of the

Trust B Testamentary Trust created
Under the Will of Fred Clark, dated
December 24, 1991 (filed for record
in Berkeley County Probate as
1992-ES-08-0011)

NAMES MUST BE SIGNED EXACTLY AS TYPED

STATE OF SOUTH CAROLINA)

COUNTY OF Berkeley)

ACKNOWLEDGMENT

THE FOREGOING instrument was acknowledged before me by James David Clark, Trustee of the Trust B Testamentary Trust created under the Will of Fred Clark, dated December 24, 1991 (filed for record in Berkeley County Probate as 1992-ES-08-0011), on this the 12 day of February, 2021.

[Signature]
Notary Public for South Carolina
My Commission Expires: 5.16.2028



STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

COUNTY OF CHARLESTON

) AFFIDAVIT

February 12, 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 bearing TMS Nos.: 104-00-00-024 and 141-00-02-036 is being transferred from JAMES DAVID CLARK, TRUSTEE OF THE TRUST B TESTAMENTARY TRUST CREATED UNDER THE WILL OF FRED CLARK, DATED DECEMBER 24, 1991 to JAMES DAVID CLARK, FRED CLARK, JR., CAROLYN ELAINE GRAHAM, AND WILLIAM TIMOTHY CLARK on this the 12 day of February, 2021.
3. Check one of the following: The deed is:
 - (a)___ 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) X EXEMPT from the deed recording fee because of #9 (Transferring from Family Trust to the Beneficiaries)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a)___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of
 - (b)___ The fee is computed on the fair market value of the realty, which is n/a
 - (c)___ The fee is computed on the fair market value of the realty as established for property tax purposes which is n-a
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 n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$ 0.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$ 0.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantee.

8. 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.

James David Clark
James David Clark - Grantor

SWORN to before me this
12 day of February, 2021

B. Epps
Notary Public for South Carolina
My Commission expires: 5.16.2028

