

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 #: 2021010325

Receipt Number: 202747

Return To:

Recorded As: EREC-DEED

Recorded On: March 05, 2021

Recorded At: 11:30:52 AM

Received From: SIMPLIFILE

Recorded By: SAMANTHA EVANS

Parties:

Book/Page: RB 3717: 196 - 206

Direct- CLARK, JAMES DAVID

Total Pages: 11

Indirect- FRED CLARK FAMILY PROPERTIES LLC

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$15.00

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  
21-01609WCH

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being in 2<sup>nd</sup> 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 James David Clark, Fred Clark, Jr., Carolyn Elaine Graham, and William Timothy Clark by deed of James David Clark, Trustee of the Trust B Testamentary Trust created under the Will of Fred Clark, dated December 24, 1991, said deed dated February 17, 2021 and intended to be recorded simultaneously herewith.

ALSO, being the same property conveyed to the Fred Clark, Jr., Carolyn C. Graham, Mary Clark, and James David Clark by deed of James David Clark as Personal Representative of the Estate of Nellie Jackson Clark (file for record in Berkeley County Probate as 2011-ES-08-00117), said deed dated February 22, 2012 and recorded February 22, 2012 in Book 9329 at Page 111 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.


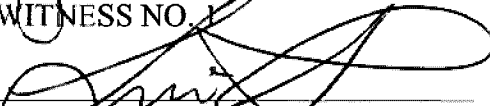
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **FRED CLARK FAMILY PROPERTIES, LLC**, its Successors and Assigns, forever so that neither the said Grantor, nor Grantor's assigns, nor Grantor's successors nor any other person or persons, claiming under Grantor or them, 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 Fred Clark, Jr., has caused this instrument to be signed, sealed and delivered this 11<sup>th</sup> day of February, 2021.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
WITNESS NO. 1  
  
WITNESS NO. 2 / NOTARY

  
Fred Clark, Jr.

***NAMES MUST BE SIGNED EXACTLY AS TYPED***

STATE OF South Carolina )  
COUNTY OF Charleston )

ACKNOWLEDGMENT

THE FOREGOING instrument was acknowledged before me by **Fred Clark, Jr.**, on this the 11<sup>th</sup> day of February, 2021.

  
Notary Public for Charleston  
My Commission Expires: 5/23/2028

IN WITNESS WHEREOF, the James David Clark has caused this instrument to be signed, sealed and delivered this 7 day of February, 2021.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
WITNESS NO. 1

[Signature]  
James David Clark

[Signature]  
WITNESS NO. 2 / NOTARY

***NAMES MUST BE SIGNED EXACTLY AS TYPED***

STATE OF South Carolina )  
COUNTY OF Berkeley )

ACKNOWLEDGMENT

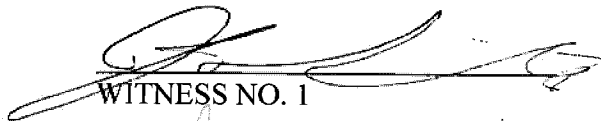
THE FOREGOING instrument was acknowledged before me by **James David Clark** on this the 7 day of February, 2021.

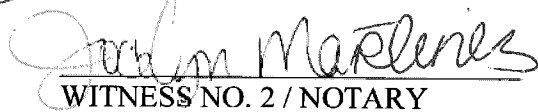
[Signature]  
Notary Public for South Carolina  
My Commission Expires: 5.16.2028

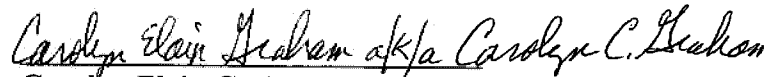


IN WITNESS WHEREOF, the Carolyn Elaine Graham a/k/a Carolyn C. Graham has caused this instrument to be signed, sealed and delivered this 12 day of February, 2021.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
WITNESS NO. 1

  
WITNESS NO. 2 / NOTARY

  
Carolyn Elaine Graham a/k/a Carolyn C. Graham  
C. Graham

**NAMES MUST BE SIGNED EXACTLY AS TYPED**

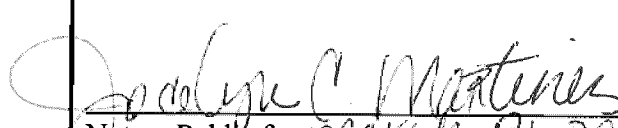
STATE OF North Carolina

COUNTY OF Forsyth

**ACKNOWLEDGMENT**

THE FOREGOING instrument was acknowledged before me by **Carolyn Elaine Graham a/k/a Carolyn C. Graham** on this the 12 day of February, 2021.

JOCELYN C MARTINEZ  
Notary Public - North Carolina  
Forsyth County  
My Commission Expires Mar 21, 2023

  
Notary Public for March 21, 2023  
My Commission Expires: March 21, 2023 North Carolina

IN WITNESS WHEREOF, the Mary Clark has caused this instrument to be signed, sealed and delivered this 24 day of February, 2021.


SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

April E Smith  
WITNESS NO. 1

Brian Hickman  
WITNESS NO. 2 / NOTARY

Mary Clark  
Mary Clark

**NAMES MUST BE SIGNED EXACTLY AS TYPED**

STATE OF <u>Tennessee</u> )	ACKNOWLEDGMENT
COUNTY OF <u>Hawkins</u> )	
<p>THE FOREGOING instrument was acknowledged before me by <b>Mary Clark</b> on this the <u>24</u> day of February, 2021.</p>	
<p><u>Leigh Ann Coleman</u> Notary Public for _____ My Commission Expires: <u>6-2-24</u></p>	



IN WITNESS WHEREOF, the William Timothy Clark has caused this instrument to be signed, sealed and delivered this 11 day of February, 2021.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
WITNESS NO. 1

William Timothy Clark  
William Timothy Clark

[Signature]  
WITNESS NO. 2 / NOTARY

***NAMES MUST BE SIGNED EXACTLY AS TYPED***

STATE OF Georgia )  
COUNTY OF Gwinnett )

ACKNOWLEDGMENT

THE FOREGOING instrument was acknowledged before me by **William Timothy Clark** on this the 11 day of February, 2021.

[Signature]  
Notary Public for Gwinnett County Georgia  
My Commission Expires: 01/26/2024



STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

) AFFIDAVIT

February 12, 2021

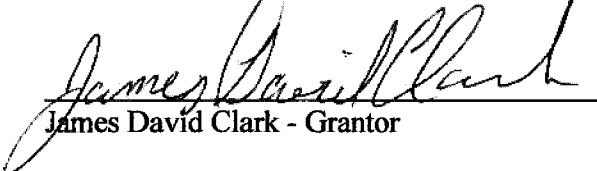
COUNTY OF CHARLESTON

)


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, FRED CLARK, JR., CAROLYN ELAINE GRAHAM A/K/A CAROLYN C. GRAHAM, WILLIAM TIMOTHY CLARK, AND MARY CLARK to FRED CLARK FAMILY PROPERTIES, LLC 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 #8 (Transferring to a LLC to increase the Transferors' interest in the LLC)
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 - Grantor

SWORN to before me this  
12 day of February, 2021

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission expires: 5.16.2028

