

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 #: 2021056835

Receipt Number: 239923 **Return To:**

Recorded As: EREC-DEED

Recorded On: December 03, 2021

Recorded At: 12:17:37 PM **Received From:** SIMPLIFILE

Recorded By: ORTEZ HOWELL **Parties:**

Book/Page: RB 4070: 639 - 643 **Direct:** MUNGO HOMES COASTAL DIVISION

Total Pages: 5 **Indirect:** DOMROSE, TIMOTHY H

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

Recording Fee: \$15.00

Consideration: \$463,099.00

County Tax: \$509.85

State Tax: \$1,205.10

Tax Charge: \$1,714.95



RECEIVED

DEC 03, 2021

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

Cynthia B. Forte
Cynthia B. Forte

Cynthia B. Forte - Register of Deeds

GILBERT & BARNHILL, P.A.

Attorneys at Law

503 Belle Hall Parkway, Suite 101

Mt. Pleasant, SC 29464

Prepared By:

McAngus Goudelock & Courie, LLC
140 North Main Street, Ste. 202
Summerville, SC 29483
20881.21357DOMROSE

TITLE SEARCH NOT PERFORMED BY MGC

Space above this line reserved for Recording information

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

KNOW ALL MEN BY THESE PRESENTS, that Mungo Homes Coastal Division Properties, LLC, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **FOUR HUNDRED SIXTY-THREE THOUSAND NINETY-NINE AND NO/100 DOLLARS (\$463,099.00)**, to it paid by Timothy H. Domrose and Sonia Macklin Taylor, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency of which is here acknowledged, **subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats**, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, **as Joint Tenants with Right of Survivorship and not as Tenants in Common**, Grantee's heirs, successors and assignees forever:

All those certain pieces, parcels or lots of land, situate, lying and being in County of Berkeley, State of South Carolina, being shown and delineated as **Lot 9** on a **FINAL Plat of Lochton, Phase 1** prepared for Mungo Homes Coastal Division Properties, LLC prepared by Thomas & Hutton, dated April 14, 2020 and recorded August 20, 2020 in the Office of the ROD for Berkeley County at **Instrument Number 2020031620-2020031622**. Reference is being made to said plat for a more complete and accurate description of all metes, bounds, courses, and distances. All measurements being a little more or less.

DERIVATION: This being the same property conveyed to Mungo Homes Coastal Division Properties, LLC by Warranty Deed of West Ashley Investors, LLC dated March 28, 2019 and recorded March 29, 2019 in Book 2982, Page 707, Berkeley County, South Carolina.

Berkeley County Tax Map No.: 179-11-01-009

Property Address: 522 Dunsell Drive, Summerville, SC 29486

Grantee Address: 522 Dunsell Drive, Summerville, SC 29486

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Lochton dated October 28, 2019 and recorded November 1, 2019 in the Office of the ROD for Berkeley in Book 3179, Page 296 and, any amendments thereto.

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, Timothy H. Domrose and Sonia Macklin Taylor, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever.

AND THE GRANTOR DOES hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, their heirs and assigns, against the Grantor and Grantor's successors and assigns, and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

LIMITED WARRANTY: THE LIMITED WARRANTY ISSUED TO THE GRANTEE(S) IN CONNECTION WITH THIS TRANSACTION IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ANY WARRANTY OF HABITABILITY, SUITABILITY FOR RESIDENTIAL PURPOSES, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE IS HEREBY EXCLUDED AND DISCLAIMED. SELLER SHALL IN NO EVENT BE LIABLE FOR CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND. THERE IS NO WARRANTY WHATSOEVER ON TREES, SHRUBS, GRASS, VEGETATION OR EROSION CAUSED BY LACK THEREOF, NOR ON SUBDIVISION IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, STREETS, ROADS, SIDEWALKS, SEWER, DRAINAGE OR UTILITIES, GRANTEE(S) AGREE(S) TO ACCEPT THE SAID LIMITED WARRANTY IN LIEU OF ALL OTHER RIGHTS OR REMEDIES, WHETHER BASED ON CONTRACT OR TORT. THE PROVISIONS OF THE CONTRACT ENTERED INTO BY GRANTOR AND GRANTEE(S) WITH RESPECT TO THE REAL PROPERTY HEREIN CONVEYED SHALL SURVIVE CLOSING AND SHALL NOT MERGE IN THIS DEED.

[THE REMAINING PORTION OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW.]

WITNESS My Hand and Seal this 30 day of November, 2021.

SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF:

Witness

Brooke Elizabeth Wilkes

Witness

Mungo Homes Coastal Division Properties, LLC

BY:

Stephen Johnson

Its: Assistant Secretary

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

COUNTY OF RICHLAND

)

The foregoing instrument was acknowledged before me this 30 day of November, 2021, by the Grantor(s) Mungo Homes Coastal Division Properties, LLC, by Stephen Johnson, its Assistant Secretary.

SWORN to before me this 30 day of November, 2021.

Brooke Elizabeth Wilkes (L.S.)

Notary Public for South Carolina

Commission Expires: 12-20-27



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 on this Affidavit and I understand such information.
2. The property being transferred is located at 522 Dunswell Drive, Summerville, SC 29486 bearing Berkeley County Tax Map Number 179-11-01-009, was transferred by Mungo Homes Coastal Division Properties, LLC to Timothy H. Domrose and Sonia Macklin Taylor on 12/03/2021.
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 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 \$463,099.00.
 - b. The fee is computed on the fair market value of the realty which is \$463,099.00.
 - c. The fee is computed on the fair market value of the realty as established for property tax purposes which is \$463,099.00.
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 or agreement between the lien holder and the buyer existing before the transfer.) If YES, the amount of the outstanding encumbrance is \$_____.
6. The deed recording fee is computed as follows:

a. Place the amount listed in item 4 above here:	\$ <u>463,099.00</u>
b. Place the amount listed in item 5 above here:	\$ <u>0.00</u>
(If no amount is listed, place zero here.)	
c. Subtract Line 6(b) from Line 6(a) and place the result here:	\$ <u>463,099.00</u>
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,714.95
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as:
Grantee Closing Attorney
9. I understand that a person required to furnish this affidavit who wilfully 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.

Responsible Person Connected with the Transaction

Timothy H. Domrose
Print or Type Name Here

SWORN to before me this the 3rd day of December, 2021.

Schellie S. Willard (L.S.)
Notary Public for South Carolina
Commission Expires: 02/12/2031

