

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

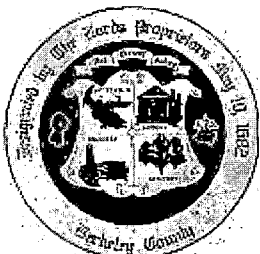
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2022019454		
Receipt Number:	258607	Return To:	BISHOP, GEORGE B JR
Recorded As:	DEED		223 EAST MAIN STREET
Recorded On:	May 11, 2022		MONCKS CORNER, SC, 29461
Recorded At:	12:39:54 PM	Received From:	BISHOP
Recorded By:	CRISTAL RAPOSA	Parties:	
Book/Page:	RB 4245: 394 - 400		Direct- SMITH, ROBERT
Total Pages:	7		Indirect- VICENNIAL PROPERTIES LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$455,000.00
County Tax:	\$500.50
State Tax:	\$1,183.00
Tax Charge:	\$1,683.50



RECEIVED

MAY 11, 2022

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, ROBERT SMITH AND NANCY SMITH, (hereinafter called "Grantors") for and in consideration of the sum of FOUR HUNDRED FIFTY-FIVE THOUSAND AND NO/100 (\$455,000.00) DOLLARS, to the Grantor in hand paid at and before the sealing of these presents, by VICENNIAL PROPERTIES LLC (hereinafter called "Grantee") in the State aforesaid, (the receipt of which is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto VICENNIAL PROPERTIES LLC, its successors and/or assigns, all of our right, title and interest in and to the following described real property, to-wit:

ALL that certain piece, parcel or tract of land, situate, lying and being in First St. Stephen Parish, County of Berkeley, State of South Carolina, measuring and containing Two and Twenty-Six One Hundredths (2.26) acres, more or less, and being more clearly shown as "2.26 ACRES" on that certain plat entitled "Boundary Survey Plat of 2.26 Acres Surveyed at the Request of Farmers & Merchants Bank of S.C. for Robert and Nancy Smith Near St. Stephen, Berkeley County, South Carolina" prepared by Homer P. Mason, PLS No. 6951, dated July 21, 2011 and recorded in the Office of the Register of Deeds for Berkeley County, SC on August 2, 2011 in Plat Cabinet O, page 313-P; said tract in general having such size, shape, location and dimensions more or less, as will by reference to said plat more fully appear, and being bounded as shown on said plat, and reference is hereby craved to said plat and same is made a part and parcel of this description.

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 Register of Deeds for Berkeley County, South Carolina.

BEING the same property conveyed to Robert Smith and Nancy Smith by deed of Farmers & Merchants Bank of South Carolina, dated July 21, 2011 and recorded in the Office of the Register of Deeds for Berkeley County, SC on August 2, 2011 in Book 9038, page 151.

After Recording Return to:
 George B. Bishop, Jr., P.A.
 PO Box 848
 Moncks Corner SC 29461

Doc: 2022019454
 Total Pages: 7

TMS #:036-00-03-063

Grantee's Address : 1099 Sugar Hill Dr., Moncks Corner SC 29461

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the said VICENNIAL PROPERTIES LLC, its successors and/or assigns forever.

AND the Grantors do hereby bind themselves and their heirs and/or assigns, to warrant and forever defend all and singular the premises unto the Grantee, VICENNIAL PROPERTIES LLC, its successors and/or assigns against themselves and their heirs and/or assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, I have hereunto set my Hand and Seal this
4th day of May, in the year of our Lord Two Thousand
 Twenty-two and in the Two Hundred and Forty-fifth year of the Sovereignty and
 Independence of the United States of America.

IN THE PRESENCE OF:

[Signature]
 (Signature of 1st Witness)

[Signature]
 ROBERT SMITH

[Signature]
 (Signature of 2nd Witness/Notary)

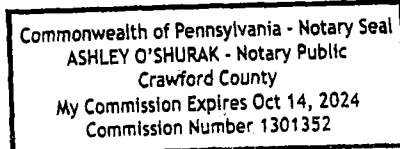
STATE OF: PENNSYLVANIA)
 COUNTY OF: CRAWFORD)

ACKNOWLEDGEMENT

I, ASHLEY OSHURAK, a Notary Public for the State of
PENNSYLVANIA, do hereby certify that ROBERT SMITH, personally
 appeared before me this date and acknowledged the due execution of the
 foregoing instrument.

SWORN to before me this
4 day of May, 2022.

[Signature] (L.S.)
 Notary Public for State of: Pennsylvania
 My Commission Expires: 10/14/2024.



IN WITNESS WHEREOF, I have hereunto set my Hand and Seal this
4th day of May, in the year of our Lord Two Thousand
 Twenty-two and in the Two Hundred and Forty-fifth year of the Sovereignty and
 Independence of the United States of America.

IN THE PRESENCE OF:

[Signature]
 (Signature of 1st Witness)

Nancy Smith
 NANCY SMITH

[Signature]
 (Signature of 2nd Witness/Notary)

STATE OF: PENNSYLVANIA)
 COUNTY OF: CRAWFORD)

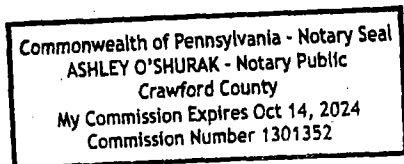
ACKNOWLEDGEMENT

I, ASHLEY OSHURAK, a Notary Public for the State of
PENNSYLVANIA, do hereby certify that NANCY SMITH, personally
 appeared before me this date and acknowledged the due execution of the
 foregoing instrument.

SWORN to before me this
4 day of May, 2022.

[Signature] (L.S.)

Notary Public for State of: Pennsylvania
 My Commission Expires: 10/14/2022.



STATE OF SOUTH CAROLINA)

A F F I D A V I T

COUNTY OF BERKELEY)

PERSONALLY appeared before me the undersigned, who, being first duly sworn, deposes and says:

1. I have read the information on this affidavit and understand such information.
2. The Property is being transferred by ROBERT SMITH AND NANCY SMITH to VICENNIAL PROPERTIES LLC, Real Property containing 2.26 acres, more or less, bearing Berkeley County TMS #036-00-03-063, on the 11th day of MAY, 2022.
3. CHECK ONE OF THE FOLLOWING: THE DEED IS:
 - a. X Subject to the recording fee as a transfer to a consideration paid or to be paid in money or money's worth.
 - b. ___ Subject to the 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: (Exemption #___) (Explanation if Required - (1) LESS THAN \$100.00 VALUE; (2) TRANSFER TO GOVERNMENT AGENCY; (4) NO GAIN; (5) TRANSFER TO PARTITION (6) CEMETERY; (7) TIMBER DEED; (9) FAMILY MEMBER (12) CORRECTIVE OR QUITCLAIM DEED
4. CHECK ONE OF THE FOLLOWING IF DEED IS SUBJECT TO THE RECORDING FEE:
 - a. X The fee is computed on the consideration paid in money or worth. CONSIDERATION PAID \$455,000.00
 - b. ___ The fee is calculated on the fair market value of the property of \$ ____.
 - c. ___ The fee is calculated 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. If "Yes", the amount of the outstanding balance of this lien or encumbrance is \$ _____. MORTGAGE BOOK _____, AT PAGE _____.
6. THE DEED RECORDING FEE IS CALCULATED AS FOLLOWS:

a. Amount of consideration or value listed in Item #4.	\$455,000.00
b. Subtract the amount of encumbrance (#5)	\$ _____
c. Result of line 6(a) minus 6(b) Equity	\$455,000.00
7. AMOUNT FROM LINE 6(C) ON WHICH RECORDING FEE IS CALCULATED:
\$455,000.00
8. AS REQUIRED BY CODE SECTION 12-24-70, I AM A RESPONSIBLE PERSON WHO WAS CONNECTED WITH TRANSACTION AS SELLER, BUYER, AGENT, 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 he is licensed to practice law in the State of South Carolina, and that he has prepared the Deed of Distribution for the Personal Representative 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 WILFULLY FURNISHES A FALSE OR FRAUDULENT AFFIDAVIT IS GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, MUST BE FINED NOT MORE THAN \$1,000.00, OR IMPRISONED MORE THAN ONE YEAR, OR BOTH.

George B. Bishop, Jr.
GEORGE B. BISHOP, JR., ATTORNEY

SWORN to before me this 11th day of
May, 2022.

Alesia L. Johnson (L.S.)
Notary Public for South Carolina
My Commission Expires: 5-17-2023

