

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

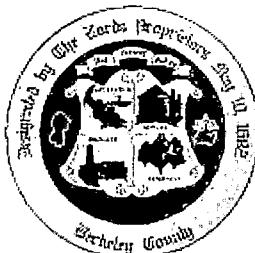
***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****



Instrument #:	2023034520		
Receipt Number:	307192	Return To:	BEVON LAW FIRM LLC
Recorded As:	DEED		1702 MCHENRY AVENUE
Recorded On:	November 13, 2023		CHARLESTON, SC, 29412
Recorded At:	10:53:35 AM	Received From:	BEVON LAW FIRM LLC
Recorded By:	WK06	Parties:	
Book/Page:	RB 4709: 660 - 664	Direct- PACETTI, DONALD N	
Total Pages:	5	Indirect- CASHWELL, FRANKLIN W	

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

Recording Fee:	\$15.00
Consideration:	\$950,000.00
County Tax:	\$1,045.00
State Tax:	\$2,470.00
Tax Charge:	\$3,515.00



RECEIVED

NOV 13, 2023

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte - Register of Deeds

Deed Drawn-Title Not Examined by:

Brown Law Group LLC
1476 Ben Sawyer Blvd., Ste. 1
Mt. Pleasant, SC 29464
R23-116 PACETTI.SRO

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

**TITLE TO REAL ESTATE
(GENERAL WARRANTY)**

KNOW ALL MEN BY THESE PRESENTS, THAT Donald N. Pacetti a/k/a Donald Norman Pacetti and Marilyn Jean Pacetti (hereinafter "Grantor"), in the State aforesaid for and in consideration of the sum of **Nine Hundred Fifty Thousand and 00/100 (\$950,000.00) DOLLARS**, to Grantor in hand paid at and before the sealing of these presents by **Franklin W. Cashwell and Judy Cashwell**, (hereinafter "Grantee") in the State aforesaid, the receipt whereof is hereby acknowledged, subject, however, to the limitations set out below, the Grantor has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto **Franklin W. Cashwell and Judy Cashwell, as joint tenants with the right of survivorship, and not as tenants in common**, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION.

TMS No.: 252-09-02-024

GRANTEE'S ADDRESS: 75 Sorento Blvd. Hanahan, SC 29410

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, **as joint tenants with the right of survivorship, and not as tenants in common**, the Grantee's heirs and assigns, forever. **AND** the Grantor does hereby bind Grantor and Grantor's heirs and assigns or successors, executors and administrators to warrant and forever defend all and singular said Premises unto the Grantee and the Grantee's heirs and assigns, against Grantor and Grantor's heirs and assigns, and against all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

BEVON LAW FIRM, LLC
1702 MCHENRY AVENUE
CHARLESTON, SC 29412
843-795-3430

WITNESS Grantor's Hand and Seal, this 2nd day of November, 2023.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Lori Braddock
Witness #1
Print Name: Lori Braddock

John G Brown II
Witness #2/Notary
Print Name: John G Brown II

Donald N. Pacetti a/k/a Donald Norman Pacetti
Donald N. Pacetti a/k/a Donald Norman Pacetti

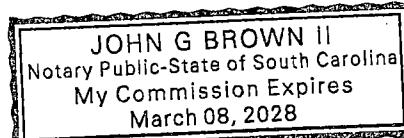
Marilyn Jean Pacetti
Marilyn Jean Pacetti

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

I, the undersigned Notary Public, do hereby certify that **Donald N. Pacetti a/k/a Donald Norman Pacetti and Marilyn Jean Pacetti**, personally appeared before me, and having satisfactorily proven to be the persons whose names are subscribed above, have acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of November, 2023.

John G Brown II
Notary Public for South Carolina
My Commission Expires: 3-08-28



R23-116 PACETTI.SRO

Exhibit "A"

All that lot, piece or parcel of land, situate, lying and being in the City of Hanahan, Berkeley County, S.C., known and designated as Lot 54, Block H, Otranto Subdivision, Sector VIII as shown on a plat of E.M. Seabrook, Jr., Inc. dated April 12, 1985, entitled, "Otranto, City of Hanahan, Berkeley County, S.C., Plat of Lots 2-4 and 14-20, Block D and Lots 41-58, Block H", said plat recorded May 10, 1985 in Plat Cabinet F, Page 85 in the ROD Office for Berkeley County, SC. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

SAID property is subject to any and all applicable matters, easements and covenants of record and to all applicable governmental statutes, ordinances, rules and regulations.

BEING the same property conveyed to Donald N. Pacetti and Lori V. Pacetti by deed of Sarah K. Blackman dated June 30, 1999 and recorded July 2, 1999 in the ROD Office for Berkeley County in Book 1682 at Page 318. The interest of Lori V. Pacetti being conveyed to Donald Norman Pacetti by Deed of Distribution of the Estate of Lori Vanessa Pacetti [2022-ES-08-1180] dated November 8, 2022 and recorded November 8, 2022 in the ROD Office for Berkeley County in Book 4410 at Page 819. Thereafter, Donald N. Pacetti conveyed said premises to Donald N. Pacetti and Marilyn Jean Pacetti by deed dated February 8, 2023 and recorded February 10, 2023 in the ROD Office for Berkeley County in Book 4479 at Page 326.

Tax Map # 252-09-02-024

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY) *AFFIDAVIT*

Date of Transfer of Title
(Closing Date) November 8, 2023.

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

I have read the information on this Affidavit and I understand such information.

The property is being transferred by Donald N. Pacetti a/k/a Donald Norman Pacetti and Marilyn Jean Pacetti TO Franklin W. Cashwell and Judy Cashwell on November 8, 2023.

Check one of the following: The Deed is

(A)	XX	Subject to deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(B)		Subject to 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: N/A (Explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

Check one of the following if either item 3(A) or item 3(B) above has been checked.

(A)	XX	The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: \$950,000.00.
(B)		The fee is computed on the fair market value of the realty which is \$0.00.
(C)		The fee is computed on the fair market value of the realty as established for property tax purposes which is \$0.00.

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 \$0.00.

The deed recording fee is computed as follows:

(A)	\$950,000.00	The amount listed in Item 4 above.
(B)	\$0.00	The amount listed in Item 5 above (no amount, place zero).
(C)	\$950,000.00	Subtract line 6(B) from line 6(A) and place result here.

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

Check if Property other than Real Property is being transferred on this Deed.

(A) Mobile Home
(B) Other

DEED OF DISTRIBUTION-ATTORNEY'S AFFIDAVIT: Estate of _____ deceased CASE NUMBER _____ . Personally appeared before me the undersigned attorney, who being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. In the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.

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 8 day of Nov.

(Seal)
Notary Public for South Carolina
My Commission Expires: 11/16/27

Signed David D. Bevan
Grantor, Grantee, or Attorney that prepared this form
Type or Print Name here David D. Bevan

