

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

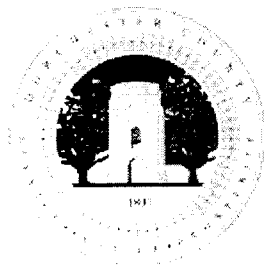
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2016907460		
Receipt Number:	3221	Return To:	WEEKS
Recorded As:	DEED		
Recorded On:	April 01, 2016		
Recorded At:	12:12:55 PM	Received From:	WEEKS
Recorded By:	CB	Parties:	
Book/Page:	RB 10161: 81 - 84		Direct- WOOD, ROY WINFRED
Total Pages:	4		Indirect- BAKER, MILFORD C

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$10.00	
Consideration:	\$62,500.00	
County Tax:	\$68.75	RECEIVED
State Tax:	\$162.50	2016 APR -13 AM 11:32
Tax Charge:	\$231.25	DORCHESTER CO ASSESSORS OFFICE
		RECEIVED 13th Day
		of APRIL 2016
		JAMES MESSERVY, JR
		Auditor Dorchester County SC



Margaret Bailey

Margaret Bailey - Register of Deeds

FILED/RECORDED
APRIL 1, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that we, **SCOTT DANIEL WOOD, PERSONAL REPRESENTATIVE OF ESTATE OF ROY WINFRED WOOD**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$62,500.00)**, and **subject to the restrictions, exceptions and limitations as hereinafter set forth**, to the Grantor paid by **MILFORD C. BAKER AND PEARLE E. BAKER, AS TRUSTEES OR SUCCESSOR TRUSTEE(S) OF THE BAKER FAMILY TRUST, UTD 10/05/92**, (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said **MILFORD C. BAKER AND PEARLE E. BAKER, AS TRUSTEES OR SUCCESSOR TRUSTEE(S) OF THE BAKER FAMILY TRUST, UTD 10/05/92**, its Successors and Assigns, forever, in fee simple, the following described real property, to-wit:

All that certain parcel or lot of land containing 1.10 acres, more or less, with the buildings and improvements thereon, situate, lying and being on the Northeast side of Main Street (U.S. Highway 178) in the Town of Harleyville, School District No. 4, County of Dorchester, State of South Carolina, bounding now or formerly, as follows, to wit: On the Southwest by Main Street; on the Northwest by First Bend Road; on the Northeast by lot hereinafter described and pump station on the Town of Harleyville; on the Southeast by lot hereinafter described as rental home. The above described lot of land is known as the home site:

The above described land contains 1.80 acres LESS AND EXCEPT 0.47 acre conveyed to John Christopher Fulp by deed dated January 4, 2016 and recorded January 21, 2016 in Book 10070, page 54, LEAVING 1.33 ACRES RESIDUAL according to that Plat prepared by Thomas L. Westbury and recorded December 2, 2015 in Plat Book M, page 68, Dorchester County Register of Deeds. It is the intent of the Grantors to convey their one-half interest in said lands resulting in Milfred C. and Pearle E. Baker as Trustees owning a 100% interest in the residual 1.33 acres.

There is also excepted from the above tract of land the following:
1) Deed to The Town of Harleyville recorded October 31, 1983 in Book 499, page 452, Dorchester County ROD Office.
2) Right of Way and Easement to Town of Harleyville recorded October 31, 1983 in Book 499, page 663, Dorchester County ROD Office.
3) Right of Way and Easement to Town of Harleyville recorded October 31, 1983 in Book 499, page 719, Dorchester County ROD Office.

TMS#036-00-00-062

This being the same property conveyed to Roy W.Wood 1/2 (one half) interest by Deed of Distribution of the Estate of Delane Baker Wood, dated October 13, 2009 and recorded October 2 , 2009 in Deed Book 7283, at Page 71; Also being the same property conveyed to Milford C. Baker and Pearle C. Baker as Trustees, or successor Trustee(s) of the Baker Family Trust, UTD 10/05/92, said deed dated 2/22/10 and recorded 3/15/10 in Book 7430, page 1; same deed recorded 11/9/10 in Book 7695, page 332 all of Dorchester County ROD Office.

TMS No.: 036-00-00-062

GRANTEE'S ADDRESS: 5115 Chapel Road
Hollywood, SC 29449

16-1423sep
Weeks & Irvine, LLC
810 N. Main Street
Summerville, SC 29483

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 **MILFORD C. BAKER AND PEARLE E. BAKER, AS TRUSTEES OR SUCCESSOR TRUSTEE(S) OF THE BAKER FAMILY TRUST, UTD 10/05/92**, its Successors and Assigns forever.

And the Grantor do hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantees' Heirs and Assigns against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my hand and seal this 24 day of March in the year of our Lord, Two Thousand and Sixteen (2016) and in the Two Hundred Fortieth (240th) year of the Sovereignty and Independence of the United States of America.

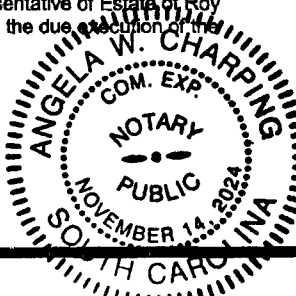
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

FILED/RECORDED
APRIL 1, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

Angela W. Charping
Witness No. 1
Emily A. Ashley
Witness No. 2

Scott Daniel Wood, Personal Representative of
Estate of Roy Winfred Wood
BY: Scott D. Wood

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT	
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE	
Before me personally appeared Scott Daniel Wood, Personal Representative of Estate of Roy Winfred Wood on this <u>24</u> day of March, 2016, and acknowledged the due execution of the foregoing instrument.	
<u>Angela W. Charping</u> Notary Public My Commission Expires: <u>Nov. 14, 2024</u> (SEAL)	

COUNTY OF DORCHESTER

)
) **AFFIDAVIT**
)

Date of Transfer of Title
March 25, 2016

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 is being transferred by Scott Daniel Wood, Personal Representative of Estate of Roy Winfred Wood TO Milford C. Baker and Pearle E. Baker, as Trustees or successor trustee(s) of the Baker Family Trust, UTD 10/05/92 on March 25, 2016.
3. Check one of the following: The deed is:
 - a. X 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. _____ EXEMPT from the deed recording fee because _____. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - a. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$62,500.00.
 - b. _____ The fee is computed on the fair market value of the realty, which is \$_____.
 - c. _____ The fee is computed 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 \$_____.
6. The DEED Recording Fee is computed as follows:
 - a. \$62,500.00 the amount listed in Item No. 4 above
 - b. \$0.00 the amount listed on Item No. 5 above (no amount, please zero)
 - c. \$62,500.00 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.

SWORN to before me this the 25 day of March
2016.

Notary Public

My Commission Expires:

Wigard Baker
Grantee

Milford C. Baker

Print or Type Name Here

(SEAL)