

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 #:	2016912335		
Receipt Number:	6150	Return To:	JOHN E ROMANOSKY JR
Recorded As:	DEED		
Recorded On:	May 26, 2016		
Recorded At:	11:10:30 AM	Received From:	JOHN E ROMANOSKY JR
Recorded By:	KU	Parties:	
Book/Page:	RB 10245: 188 - 192		Direct- THROWER, RANDY
Total Pages:	5		Indirect- MCNEISH, GAYNA E

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$10.00	
Consideration:	\$365,000.00	
County Tax:	\$401.50	RECEIVED
State Tax:	\$949.00	2016 JUN -27 PM 05:19
Tax Charge:	\$1,350.50	DORCHESTER CO ASSESSORS OFFICE
		RECEIVED 27th Day
		of JUNE 2016
		JAMES MESSERVY, JR
		Auditor Dorchester County SC



Margaret Bailey

Margaret Bailey - Register of Deeds

FILED/RECORDED
May 26, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF DORCHESTER)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that, RANDY THROWER AND MICHELLE K. THROWER (Grantors), in the state aforesaid, for and in consideration of the sum of and 00/100 Dollars (\$365,000.00), to us in hand paid by GAYNA E. MCNEISH, ROBERT L. SMITH, III, AND CARLA K. GRIFFITHS in the state aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said GAYNA E. MCNEISH, ROBERT L. SMITH, III, AND CARLA K. GRIFFITHS (Grantees), SUBJECT TO THE BELOW STATED RIGHTS, EASEMENTS, RESTRICTIONS, AND EXCEPTIONS SET OUT AND RESERVED IN THIS DEED, THEIR HEIRS AND ASSIGNS, THE BELOW DESCRIBED REAL PROPERTY, TO WIT:

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Restrictive covenants recorded in Book 6035 at page 061, Book 5035 at page 618, Book 7955 at page 120, and Book 8076 at page 85, ROD office for Dorchester County.
2. Easements and rights of way recorded in the ROD office for Dorchester County.

LEGAL DESCRIPTION

All that certain piece, parcel, or lot of land, situate, lying, and being in Dorchester County, South Carolina, being shown and described as "LOT 283," The Ponds, on a plat thereof entitled "Final Subdivision Plat of The Ponds Phase 2, Section 1, prepared for Greenwood Communities and Resorts, Inc., f/k/a Greenwood Development Corporation," (the "Plat"), said Plat being dated June 8, 2011, prepared by Thomas & Hutton Engineering Company, F. Elliott Quinn, III, S.C.P.L.S., said Plat is recorded In the RMC office for Dorchester County in Plat Cabinet L at Slide 170. Said lot having such location, size, shape, dimensions, buttings, and boundings as will by reference to said Plat more fully and at large appear. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded Plat.

Being the same property conveyed to Randy Thrower and Michelle K. Thrower by deed of Mungo Homes Coastal Division, LLC, formerly known as Harbor Homes, LLC, dated November 24, 2014, and recorded in Book 9527 at page 14, ROD office for Dorchester County. *On November 26, 2016*

TMS #151-03-08-001

John E. Romanosky, Jr., Esquire
Attorney at Law
May 26, 2016

GRANTEE'S ADDRESS: 233 Weston Hall Drive
Summerville, SC 29483

TOGETHER with, subject to the above Rights, Easements, Restrictions, and Exceptions, 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, subject to the above Rights, Easements, Restrictions, and Exceptions, all and singular, the said Premises before mentioned unto said Grantees, their heirs and assigns, forever.

AND the said Grantors dos hereby bind themselves and the Grantors' Heirs, Successors, Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said premises, subject to the above Rights, Easements, Restrictions, and Exceptions, unto the Grantees, their Heirs and Assigns forever, against the Grantors and the Grantors' Heirs, Successors and Assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part hereof.

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.

21st IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this day of May in the Year of our Lord, Two Thousand Sixteen (2016) and in the Two Hundred and Fortieth Year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Witness

RANDY THROWER

MICHELLE K. THROWER

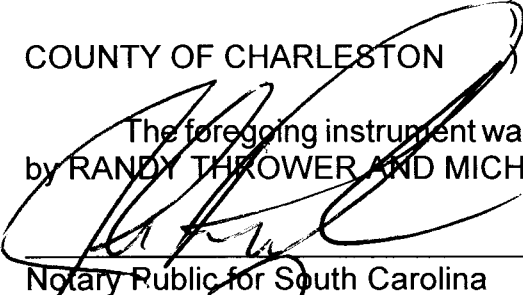
FILED/RECORDED
May 26, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 24 day of May, 2016,
by RANDY THROWER AND MICHELLE K. THROWER.



Notary Public for South Carolina



Print Notary Name

My Commission Expires: 9-12-17

STATE OF SOUTH CAROLINA) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS
COUNTY OF CHARLESTON)

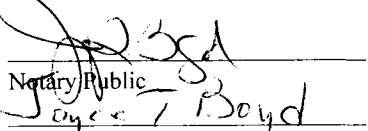
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property was transferred by RANDY THROWER AND MICHELLE K. THROWER to GAYNA E. MCNEISH, ROBERT L. SMITH, III, AND CARLA K. GRIFFITHS on May 24, 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 (exemption 1-12)
(If exempt, please skip items 4-7, and go to item 7 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 _____ No _____

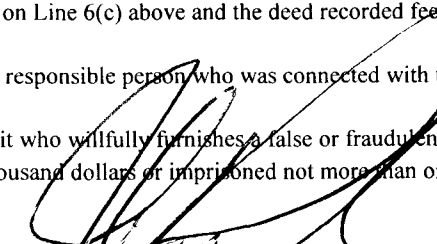
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
- (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$365,000.00.
 - (b) The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) 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_ 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 \$ _____
6. The DEED Recording Fee is computed as follows:
- | | |
|---|--------------|
| (a) Place the amount listed in item 4 above here: | \$365,000.00 |
| (b) Place the amount listed in item 5 above here: | \$ 0 |
| (If no amount is listed, place zero here) | |
| (c) Subtract Line 6(b) from Line 6(a) and place result here | \$365,000.00 |
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recorded fee due is: \$ _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.
9. 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 24
day of May, 2016.



Notary Public
Joye T. Boyd
Print Notary Name

My Commission Expires: 3-30-25



Grantor, Grantee, or Legal Representative
Connected with this transaction

John E. Romanosky, Jr.
