

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

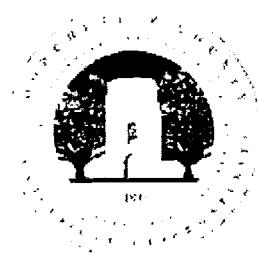
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #: 2019021117 .
Receipt Number: 70763 Return To: HAND LAW
Recorded As: DEED
Recorded On: August 26, 2019
Recorded At: 02:05:15 PM Received From: HAND LAW
Recorded By: NW Parties:
Book/Page: RB 12043: 315 - 318 Direct- EASTMAN, GEOFFREY P
Total Pages: 4 Indirect- EPLING, JOSHUA

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00	RECEIVED 2019 AUG -27 AM 09:44 DORCHESTER CO ASSESSORS OFFICE
Consideration:	\$375,000.00	
County Tax:	\$412.50	RECEIVED 27th Day of AUGUST 2019
State Tax:	\$975.00	JAMES MESSERVY, JR Auditor Dorchester County SC
Tax Charge:	\$1,387.50	



Margaret Bailey

Margaret Bailey - Register of Deeds

3

FILED/RECORDED
August 26, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA

)
)
)

TITLE TO REAL ESTATE

COUNTY OF DORCHESTER

KNOW ALL MEN BY THESE PRESENTS, that we, **GEOFFREY P. EASTMAN AND CHELCIE MYERS EASTMAN**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$375,000.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor(s) paid by **JOSHUA EPLING AND EMILY EPLING**, (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 **JOSHUA EPLING AND EMILY EPLING**, as joint tenants with rights of survivorship and not as tenants in common their Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

All that piece, parcel or lot of land, known and designated as Lot 8, Block H, Section 1, as shown on a certain Plat entitled "Plat of Section One of Ashborough, Dorchester County, South Carolina", by C. Roger Jennings, R.L.S., dated March, 1971, and of record in the Office of the Clerk of Court for Dorchester County in Plat Book 18, Page 270.

Said Lot Butting, Bounding and Measuring as follows, to-wit: Northeast on Lot 9, Block H, One Hundred Twenty and Fifty-Eight One Hundredths Feet (120.58'); Southeast on Lots 6 and 7, Block H, Forty-Four and Ninety-Eight One Hundredths Feet (44.98') and Eighty-Three and Three Tents Feet (83.3'), respectively; Southwest on Lakeview Drive Twenty and Sixty-Four One Hundredths Feet (20.64') ad Seventy-Nine and Thirty-Six One Hundredths Feet (79.36') and Northwest on Lot 10, Block H, One Hundred Twenty-Five Feet (125').

Being the same property conveyed to Geoffrey P. Eastman and Chelcie Myers Eastman by deed of Brenda R. Myers dated September 7, 2018 and recorded on September 24, 2018 in the ROD Office of Dorchester County in Book 11554 at Page 88

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 RMC for Dorchester County, South Carolina.

TMS No.: 161-01-01-009

GRANTEE'S ADDRESS: 111 Lakeview Dr., Summerville, SC 29485

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(s) **JOSHUA EPLING AND EMILY EPLING**, as joint tenants with rights of survivorship and not as tenants in common and their Heirs and Assigns forever.

19-08030SEP
Weeks & Irvine, LLC
810 North Main Street, Summerville, SC 29483

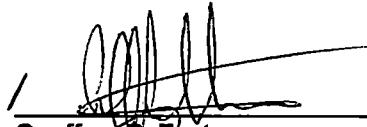
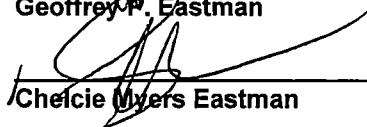
And the Grantor(s) do hereby bind the Grantor(s) and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee(s) hereinabove named and the Grantees' Heirs and Assigns against the Grantor(s) and the Grantor's Heirs and against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

WITNESS my hand and seal this 20th day of August in the year of our Lord, Two Thousand and Nineteen (2019) and in the Two Hundred Forty-Fourth (244th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness No. 1 Sarah. Peters

Witness No. 2 Summer. Reyes


Geoffrey P. Eastman

Chelcie Myers Eastman

FILED/RECORDED
August 26, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

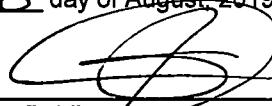
NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

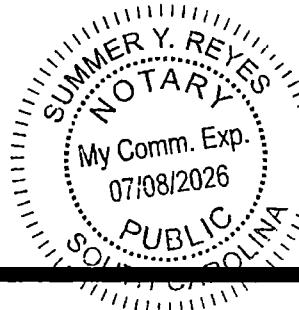
STATE OF SC

COUNTY OF Dorchester

Before me personally appeared Geoffrey P. Eastman and Chelcie Myers Eastman on this the 20 day of August, 2019 and acknowledged the due execution of the foregoing instrument.


Notary Public
My Commission Expires:

(SEAL)



STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

)
) AFFIDAVIT
)

Date of Transfer of Title
August 23, 2019

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 111 Lakeview Drive, Summerville, SC 29485, bearing County Tax Map Number 161-01-01-009, was transferred by Geoffrey P. Eastman and Chelcie Myers Eastman TO Joshua Epling and Emily Epling on August 23, 2019.
3. Check one of the following: The deed is:

subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

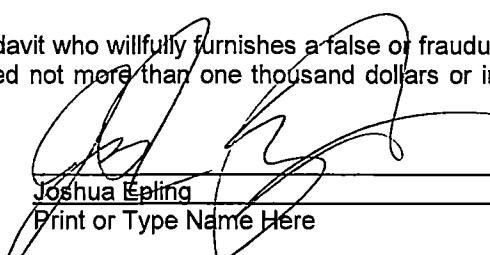
- a. X _____
- b. subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- c. EXEMPT from the deed recording fee because _____. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.)

If exempt under exemption #14, 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 . This realty was purchased with the funds of the principal.

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 \$375,000.00.
 - 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 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 agreement between the lien holder and the buyer existing before 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: \$375,000.00
 - b. Place the amount listed in item 5 above here: \$0.00
(if no amount listed, place zero here.)
 - c. Subtract line 6(b) from line 6(a) and place result here: \$375,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.
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.
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 the 23 day of

August, 2019.


Joshua Epling
Print or Type Name Here

Notary Public
My Commission Expires: 1/11/2020
(SEAL)

