

COLLETON COUNTY ASSESSOR

Tax Map:

163-14-00-037

Date: 08/20/2019

THOMAS W. HILL - BLB



2019005307

DEED	
RECORDING FEES	\$15.00
STATE TAX	\$413.40
COUNTY TAX	\$174.90

PRESENTED & RECORDED: 08-16-2019 11:14:44 AM

BK: RB 2770

PG: 243 - 246

DORCAS M TUTEN
ATTORNEY AT LAW

DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

19-RE-436

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

KNOW ALL MEN BY THESE PRESENTS, that we, Pete Candelaria and Brandy J. Standing, Grantors, in the State aforesaid, for and in consideration of the sum of One Hundred Fifty-nine Thousand and no/100 (\$159,000.00) Dollars, in hand paid at and before the sealing and delivery of these presents by Joseph Phillip McCorkle, Jr. and Beth McCorkle, hereinafter Grantees, the receipt and sufficiency of which are 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 Joseph Phillip McCorkle, Jr. and Beth McCorkle, as joint tenants with the right of survivorship and not as tenants in common, subject to the below stated Exceptions, their heirs, successors, and assigns, the following described real estate, to wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property.

All that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in on Thompson Street, in Mayfield Terrace Subdivision, in the County of Colleton, State of South Carolina, being known and designated as Lot 53, as shown on a plat entitled "PLAT OF LOT NO 53, MAYFIELD - TERRACE SUBDIVISION, CITY - OF WALTERBORO, SHOWING - IMPROVEMENTS THEREON, SURVEYED - FOR SANDRA W. MCCALL" prepared

by W. Gene Whetsell, R.L.S. #3131, dated February 8, 1993, and recorded in the Office of the Register of Deeds for Colleton County in Plat Book 30 at Page 290 and measuring and bounded as follows: On the Northeast One Hundred Fifty (150') feet by May Street; on the Southeast One Hundred (100') feet by Thompson Street; on the Southwest One Hundred Fifty (150') feet by Lot 54 of said subdivision, now or formerly owned by Harris L. Beach, Sr.; on the Northwest One Hundred (100') feet by Lot 80 of said subdivision now or formerly owned by John R. Luense. For a more complete description, reference may be had to said plat.

This being the same property conveyed to Pete Candelaria and Brandy J. Standing by deed of Sandra W. McCall and Lisa M. Bratton dated April 5, 2016 and recorded April 3, 2016 in the Office of the Register of Deeds of Colleton County in Record Book 2411 at Page 168.

TMS #163-14-00-037

TOGETHER with, subject to the above 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 Exceptions, all and singular, the said Premises before mentioned unto the said Grantees, as joint tenants with the right of survivorship and not as tenants in common, their Heirs, Successors and Assigns forever.

AND we do hereby bind ourselves and our Heirs, Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantees, as joint tenants with the right of survivorship and not as tenants in common, their Heirs, Successors and Assigns, against ourselves, and our Heirs, Successors and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantors' Hands and Seals this 15th day of August, in the year of our Lord
two thousand nineteen.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS

Print Name: Cal Griffin

Pete Candelaria (Seal)

WITNESS

Print Name: Dorcas M. Tuten

Brandy J. Standing (Seal)

STATE OF SOUTH CAROLINA)

COUNTY OF COLLETON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 15 day of August, 2019,
by Pete Candelaria and Brandy J. Standing, who are personally known to me, or who were
proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing
instrument.

Dorcas M. Tuten

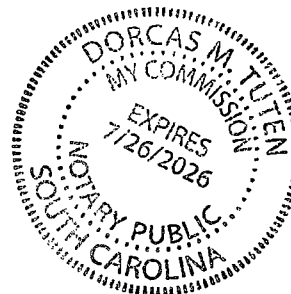
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: July 26, 2026

GRANTEE'S ADDRESS:

402 Thompson Street
Walterboro, South Carolina 29488

RETURN ORIGINAL DEED TO:

Dorcas M. Tuten
Post Office Box 1694
109 Carn Street
Walterboro, South Carolina 29488



STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

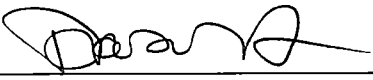
AFFIDAVIT (S.C. CODE SECTION 12-24-70)

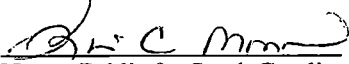
Date of Transfer
August 15, 2019

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 402 Thompson Street, Walterboro, South Carolina 29488 bearing Colleton County Tax Map Number 163-14-00-037 was transferred BY Pete Candelaria and Brandy J. Standing TO Joseph Phillip McCorkle, Jr. and Beth McCorkle on August 15, 2019.
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 #)
4. Check one of the following if either 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 \$159,000.00.
 - (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 followings:
 - (a) \$159,000.00 Place the amount listed in item 4 above here
 - (b) _____ Place the amount listed in item 5 above here
 - (c) \$159,000.00 Subtract Line 6(b) from Line 6(a) and place results here
7. As required by S.C. Code Section 12-24-70, this Affidavit is being signed by a responsible person connected with the transaction, as attorney.
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
15th day of August, 2019.


Dorcas M. Tuten

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 1/16/24

