

COLLETON COUNTY ASSESSOR

Tax Map: 164-00-00-166

Date: 02/16/2023

THOMAS W. HILL - BLB



2022007494

PREPARED BY:

O'SHEA LAW FIRM, LLC
1120 FOLLY ROAD
CHARLESTON, SC 29412

DEED \$15.00
RECORDING FEES \$2600.00
STATE TAX \$1100.00
COUNTY TAX

PRESENTED & RECORDED: 12-15-2022 11:21:00 AM

BK: RB 3165
PG: 168 - 171
OSHEA LAW FIRM, LLC
1120 FOLLY ROAD
CHARLESTON SC 29412

DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

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

KNOW ALL MEN BY THESE PRESENTS, That, Faith Assembly of God of Summerville, herein referred to as the Grantor, for and in consideration of the sum of One Million and 00/100 Dollars (\$1,000,000.00) to it paid by Shield Ministries, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

All that piece, parcel or lot of land situate, located, lying and being about two (2) miles east of Walterboro, in the County of Colleton, State of South Carolina, containing 6.40 acres, more or less, as shown and delineated on a plat prepared for Living Word Outreach Ministries, Inc., by Robert L. Hiers, R.L.S., dated August 26, 2003, recorded on 07/05/2018 in the Office of the Register of Deeds for Colleton County, in Plat Book 950, at Page 95, measuring and bounded as follows: On the North by the lands now of formerly of Benjamin L. Langdale, et al for a distance of 368.00 feet, On the East by an easement now or formerly of Stanley Cressley for a distance of 688.72 feet; On the South by Barracada Road for a distance of 416.92 feet, and On the West by lands now or formerly of John W. Nettles for a distance of 694.10 feet, all distances more or less.

The 6.40 acres heretofore described was created by combining the following three parcels:

PARCEL 1:

All that certain piece, parcel, or lot of land situate, lying and being about two (2) miles east of Walterboro, in the County of Colleton, State of South Carolina, containing 2.98 acres, more or less, shown and designated as Parcel "B" on a plat prepared for Living Word Outreach Ministries by W. Gene Whetsell, R.L.S. #3131, dated April 22, 1989. Said plat shows Parcel B to measure and bound as follows: On the Northeast by lands of Roy C. Walker for a distance of three hundred forty-(340) feet; On the Southeast by the 66-foot-right-of-way of Road S-15-132 for a distance of three hundred ninety-one and nine-tenths (391.9) feet; On the Southwest by lands of W.B. Nettles, Jr. for a distance of three hundred forty (340) feet, and On the Northwest by Parcel A for a distance of three hundred seventy-nine and six-tenths (379.6) feet, be all distances more or less.

O'Shea Law Firm, LLC
1120 Folly Road
Charleston, SC 29412

-379 Shield

PARCEL 2:

All that certain piece, parcel, or lot of land situate, lying and being about two (2) miles east of Walterboro, in the County of Colleton, State of South Carolina, containing 3.02 acres, more or less, measuring and bounded as follows: On the North by lands now or formerly of Roy C. Walker for a distance of 366.2 feet; On the East by lands now or formerly of Roy C. Walker for a distance of 358.2 feet; On the South by lands now or formerly of Living Word Outreach Ministries of Walterboro, Inc. for a distance of 379.6 feet, and On the West by lands now or formerly of W.B. Nettles, Jr. for a distance of 354.1 feet; all distances more or less.

PARCEL 3:

All that certain piece, parcel, or lot of land situate, lying and being about two (2) miles east of Walterboro, in the County of Colleton, State of South Carolina, being a 25' strip of land, totaling 0.40 acres, more or less, measuring and bounded as follows: On the Northeast by lands now or formerly of Betty McClain and Bobby Joe McClain for a distance of 25.0 feet; On the East by lands now or formerly of Betty McClain and Bobby Joe McClain for a distance of 679.3 feet; On the South by a 66-foot-right-of-way of Road S-132, known as Barracada Road for a distance of 25.0 feet; and On the West by lands now or formerly of Living Word Outreach Ministries of Walterboro, Inc. for a distance of 340.0 feet and by lands now or formerly of B.J. McClain for a distance of 358.2 feet; all distances more or less.

This being the identical property conveyed to Faith Assembly of God of Summerville by Deed of Living Word Outreach Ministries of Walterboro, Inc. dated June 19, 2018 and recorded August 13, 2018 in the Office of the Register of Deeds for COLLETON County in Deed Book 2666 at Page 229 and by Corrective Deed of Living Word Outreach Ministries of Walterboro, Inc., dated December 2, 2022 and recorded simultaneously herewith in the Register of Deeds Office for COLLETON County.

TAX MAP NUMBER: 164-00-00-166

GRANTEE'S ADDRESS: Post Office Box 61595
North Charleston, SC 29419

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.


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

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever.

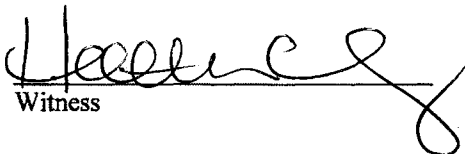
AND THE GRANTOR does hereby bind its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

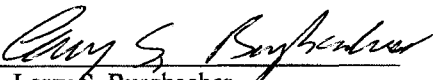
WITNESS My Hand and Seal this **7th** day of **December, 2022**.

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


Witness

**FAITH ASSEMBLY OF GOD OF
SUMMERVILLE**


Witness

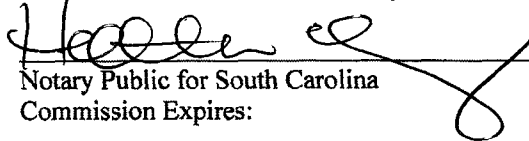
BY: 
Larry S. Burgbacher
Authorized Agent

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this **7th day of December, 2022**, by the Grantor(s), **Faith Assembly of God of Summerville**, by Larry S. Burgbacher, its Authorized Agent.

SWORN to before me this **7th day of December, 2022**

 (L.S.)
Notary Public for South Carolina
Commission Expires:



STATE OF SOUTH CAROLINA
COUNTY OF COLLETON

)
) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS
)

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 1705 Barracada Road Walterboro, SC 29488, bearing COLLETON County Tax Map Number 164-00-00-166, and was transferred by Faith Assembly of God of Summerville to Shield Ministries, on December 7, 2022.

3. Check one of the Following: The Deed is

- (a) XX 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 (See Information section of this affidavit);

(If exempt, please skip items 4-7, and go on to item 8 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 realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,000,000.00.
- (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 XX 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 or 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: N/A.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	<u>\$1,000,000.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	<u>\$ 0.00</u>
(c) Subtract line 6(b) from line 6(a) and place result here:	<u>\$1,000,000.00</u>

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$3,700.00

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

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 7th day of December, 2022

Heather Craig
Notary Public for South Carolina
My Commission Expires: _____

Larry S. Burgbacher
Responsible Person Connected with the Transaction

Larry S. Burgbacher, Authorized Agent
Print or type the above name here

