

SOTTILE, HOPKINS & LEWIS, LLC
ATTORNEYS AT LAW

1037 Chuck Dawley Boulevard, Suite G-100
Mt. Pleasant, South Carolina 29464
Telephone (843) 884-1464 Fax (843) 884-5868

NICHOLAS C. SOTTILE
C.D. HOPKINS, III
KATIE HINSON LEWIS
MICHAEL R. DANIEL
OF COUNSEL

nsottile@shllawyers.com
chopkins@shllawyers.com
klewis@shllawyers.com

April 18, 2017

Mr. Chauncey Clark
Mr. Tom Hodges
100 Vincent Property Owners Association, Inc.
654 Coleman Blvd., Suite 101
Mt. Pleasant, SC 29464

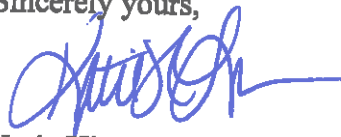
Re: HOA Tract, 100 Vincent Property Owners Association, Inc.

Dear Chauncey and Tom:

Enclosed please find the original quit-claim deed to the above referenced property. This document was duly recorded at the Charleston County R.M.C. Office on April 6, 2017, in Book 0628, at Page 388.

Thank you for allowing us to handle this matter for you.

Sincerely yours,



Katie Hinson Lewis

KHL/ms

Enclosure



BP0628388

PGS:

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TITLE NOT EXAMINED BY ATTORNEY

STATE OF SOUTH CAROLINA)
) QUIT-CLAIM DEED
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS that 100 Vincent, LLC, a South Carolina limited liability company ("Grantor"), in the State aforesaid, for and in consideration of the sum of Five and 00/100 (\$5.00) Dollars, to it in hand paid at and before the sealing of these presents by 100 Vincent Property Owners Association, Inc., a South Carolina non-profit corporation ("Grantee"), in the State aforesaid, for which the receipt and sufficiency of which are hereby acknowledged, has remised, released and forever quit-claimed, and by these Presents does remise, release and forever quit-claim, subject to the below-stated restrictions, unto the Grantee, its successors and assigns, the following described real property, to-wit:

All that certain piece, parcel or lot of land, situate, lying and being in the Town of Mount Pleasant, County of Charleston, State of South Carolina, shown and designated as "HOA TRACT" on a plat entitled "Plat to Subdivide Tract G Brookgreen Meadows into New Lots G-1 through G-8 and an HOA Tract 0.5 acre total Located Town of Mount Pleasant Charleston County, South Carolina", prepared by James G. Penington, P.L.S., dated August 23, 2016, revised September 16, 2016, and duly recorded at the Charleston County R.M.C. Office on October 3, 2016, in Plat Book L16, at Page 0455.

BEING a portion of the property conveyed to the Grantor by deed of Blanton Street Investments, LLC, dated December 19, 2014, and duly recorded at the Charleston County R.M.C. Office on December 22, 2014, in Book 0447, at Page 911.

SUBJECT TO ALL APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD.

T.M.S. No. 532-02-00-082

Grantee's address: 1054 Coleman Blvd., Ste. 101
 Mount Pleasant, SC 29404

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, subject to the above-stated restrictions, unto the said Grantee, its successors and assigns forever so that

Neither the Grantor, nor its successors, nor any other person or persons claiming under them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, by and through the undersigned agent, this 24th day of March, 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Melissa W Spreitzer

100 Vincent, LLC

By: [Signature]
Title: Member Agent

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, a Notary Public for the State of South Carolina, do hereby certify that the above-named Grantor, by and through the above-named agent, personally appeared before me this 24th day of March, 2017, and acknowledged the due execution of the foregoing instrument.

Melissa W Spreitzer
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 3/27/23



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

AFFIDAVIT

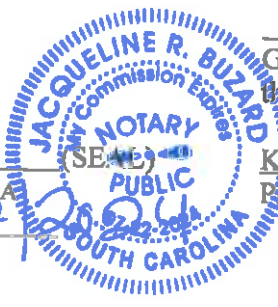
PERSONALLY appeared before me the undersigned, who being first duly sworn, deposes and says:

1. I have read the information in this Affidavit and I understand such information.
2. The property located at Vincent Drive, Mt. Pleasant, SC 29464, bearing County Tax Map Number 532-02-00-082, is being transferred from 100 Vincent, LLC to 100 Vincent Property Owners Association, Inc. on March 24, 2017.
3. The DEED is (check one of the following)
 - subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - 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 distribution to a trust beneficiary.
 - EXEMPT from the deed recording fee because (Exemption # 1)
(Explanation if required: quit-claim deed).
(If exempt, please skip items 4-6, and go to item 7 of this affidavit)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (A) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (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 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 \$ _____.
6. The Deed Recording Fee is computed as follows:
 - (A) \$ _____ the amount listed in item 4 above
 - (B) _____ the amount listed in item 5 above
 - (C) \$ _____ Subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.
8. As required by Code Section 12-21-70, 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 wilfully 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 and Subscribed before me this 24th day of March, 2017.

Katie Hinson Lewis
Grantor, Grantee, or Attorney who prepared this form

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 7/22/2014



Katie Hinson Lewis
Print or Type Name Here

RECORDER'S PAGE



NOTE: This page MUST remain with the original document

Filed By:

SOTTILE, HOPKINS & LEWIS, LLC
 1037-G CHUCK DAWLEY BLVD.
 SUITE 100
 MT. PLEASANT SC 29484

RECORDED		
Date:	April 6, 2017	
Time:	8:44:01 AM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0628	388	Q/Claim
Charlie Lybrand, Register Charleston County, SC		

MAKER:

100 VINCENT LLC

of Pages: 4

RECIPIENT:

100 VINCENT POA INC

Note:

Recording Fee	\$ 10.00
State Fee	<EXEMPT>
County Fee	<EXEMPT>
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 10.00

Original Book:

Original Page:

DRAWER Drawer 2
CLERK JBA

AUDITOR STAMP HERE
 RECEIVED From RMC
 Apr 11, 2017
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
REP MKD
DATE 04/11/2017
 31



0628
Book



388
Page



04/06/2017
Recorded Date



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Original Book



Original Page



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