CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

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

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2020009630		
Receipt Number:	160115	**Return To:**	
Recorded As:	EREC-DEED		
Recorded On:	March 17, 2020		
Recorded At:	02:47:03 PM	**Received From:**	SIMPLIFILE
Recorded By:	CINDY DARBY	**Parties:**	
Book/Page:	RB 3303: 931 - 935		Direct- JUNG, GERHARD
Total Pages:	5		Indirect- FRIENDLY FOX HOUSING LLC

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	$15.00
Consideration:	$108,800.00
County Tax:	$119.90
State Tax:	$283.40
Tax Charge:	$403.30

RECEIVED

MAR 17, 2020

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

Cynthia B Forte - Register of Deeds

Prepared By/Return To:
CHARD LAW FIRM, LLC
2050 Spaulding Drive, Suite 2
North Charleston, SC 29406
Phone: 843.554.6984
R20-20186

STATE OF SOUTH CAROLINA)
)
COUNTY OF **BERKELEY**)

TITLE TO REAL ESTATE

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS THAT I, **Gerhard Jung**, in the State aforesaid for/and in the consideration of the sum of ONE HUNDRED EIGHT THOUSAND EIGHT HUNDRED AND NO/100 ($108,800.00) DOLLARS, TO HIM IN HAND PAID AT AND BEFORE THE SEALING OF THESE PRESENTS BY **Friendly Fox Housing LLC**, in the State aforesaid County aforesaid the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **Friendly Fox Housing LLC**, its successors and assigns forever, the following described property, to-wit:

See **Exhibit "A"** Attached Hereto

Grantee's Address: 1643 B Savannah Highway, Suite 259, Charleston, SC 29407

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 unto the said **Friendly Fox Housing LLC**, its successors and assigns forever.

AND I do hereby bind myself and my Heirs and Assigns, to warrant and forever defend, all and singular the said premises unto the said **Friendly Fox Housing LLC**, its successors and assigns, against itself and its successors, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed and sealed on the 13th day of March, 2020.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness # 1 Sign Here

Gerhard Jung

Notary Public Sign Here

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

I, R. David Chard, a Notary Public of the County and State first above written, do hereby certify that **Gerhard Jung**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 13th day of March, 2020.

(Seal)
Notary Public Sign Here
Notary Public for South Carolina
My Commission Expires: 11/16/26

R. DAVID CHARD NOTARY PUBLIC MY COMMISSION EXPIRES 11-16-2026 SOUTH CAROLINA

Exhibit "A"
Legal Description

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Berkeley, State of South Carolina, known and designated as Lot 32, Block D, Caromi Village Subdivision, as shown on a Plat made by Edwin Hill, Surveyor, dated June, 1980 and recorded in the ROD Office for Berkeley County in File Cabinet. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear.

SUBJECT to any and all covenants, conditions, restrictions, easements and/or rights-of-way of record.

BEING a portion of the same property conveyed to Gerhard Jung by Deed of Robert E. Watson, Master In Equity for Berkeley County, dated September 3, 2004 and recorded in the ROD Office for Berkeley County on September 3, 2004 in Book 4210, at Page 341.

TMS Number: 243-01-02-036

Property Address: 719 Arno Drive, Ladson, SC 29456

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON) **Affidavit**

Date of Transfer of Title:
March 13, 2020

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 is being transferred by **Gerhard Jung** to **Friendly Fox Housing LLC**.
3. Check one of the following: The Deed is

(A)	X	Subject to deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(B)		Subject to 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 Number ____)

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: $108,800.00.
(B)		The fee is computed on the fair market value of the realty which is $0.00.
(C)		The fee is computed on the fair market value of the realty as established for property tax purposes which is $0.00.

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: $0.00.
6. The deed recording fee is computed as follows:

(A)	$108,800.00	The amount listed in Item 4 above.
(B)	$0.00	The amount listed in Item 5 above (no amount, place zero).
(C)	$108,800.00	Subtract line 6(B) from line 6(A) and place result here.

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Attorney**.
8. Check if Property other than Real Property is being transferred on this Deed.
   (A) _____ Mobile Home
   (B) _____ Other
9. DEED OF DISTRIBUTION-ATTORNEY'S AFFIDAVIT:
10. 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 13th day of March, 2020.

Signed R David Chard
Grantor, Grantee, or Attorney that prepared this form

Melissa L. McMahan
Notary Public for South Carolina
My Commission Expires: 2/8/28 (SEAL)

R. DAVID CHARD

MELISSA L. McMAHAN NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES