



BP0491502

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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, **KYLE BROCK CLARY**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **ONE HUNDRED SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$168,000.00)**, and **subject to the restrictions, exceptions and limitations as hereinafter set forth**, to the Grantor paid by **DAN SHAWN DAUGHERTY**, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **DAN SHAWN DAUGHERTY**, his Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Charleston, Charleston County, State of South Carolina, shown and designated as Lot 20-3, Block F, on a plat entitled, "COMPOSITE MAP OF MARSH COVE, FORMERLY KNOWN AS ASHLEY HALL PLANTATION, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by John Martin Saboe, P.E & L.S. dated April 8, 1981, revised June 25, 1982 and recorded in the RMC Office for Charleston County in Plat Book AV, Page 143; SAID lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

BEING the same property conveyed to Kyle Brock Clary by deed of Kyle Brock Clary a/k/a Brock Clary and Tiffany Clary dated February 3, 2012 and recorded February 21, 2012 in the RMC Office for Charleston County in Book 0234, page 541; Also being the same property conveyed to Brock Clary and Tiffany Clary by deed of Albert W. Palmer and June W. Palmer dated July 29, 2004 and recorded in the RMC Office for Charleston County on August 6, 2004 in Book A505 at Page 448.

TMS No.: 353-09-00-060

GRANTEE'S ADDRESS: 2 Stallion Court
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 all and singular the said premises before mentioned unto the said Grantee **DAN SHAWN DAUGHERTY**, his Heirs and Assigns forever.

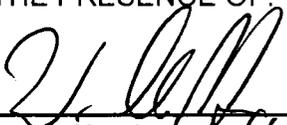
And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantees' Heirs and Assigns against the Grantor and the Grantor's Heirs and against every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

Weeks & Irvine, LLC
8086 Rivers Ave. 2nd Floor
North Charleston, SC 29406

15-562034 Daugherty 7/15

WITNESS my hand and seal this 6th day of July in the year of our Lord, Two Thousand and Fifteen (2015) and in the Two Hundred Fortieth (240th) year of the Sovereignty and Independence of the United States of America.

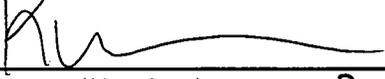
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness No. 1 W. Chris Haynes



Kyle Brock Clary



Witness No. 2 Kathryn Poe

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Before me personally appeared Kyle Brock Clary on this the 6th day of July, 2015, and acknowledged the due execution of the foregoing instrument.



Notary Public
My Commission Expires: 7-22-24

(SEAL)



STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF CHARLESTON)

Date of Transfer of Title
July 6, 2015

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 Kyle Brock Clary TO Dan Shawn Daugherty on July 6, 2015.
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 _____. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.
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 \$168,000.00.
 - 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. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$_____.
6. The DEED Recording Fee is computed as follows:
 - a. \$168,000.00 the amount listed in Item No. 4 above
 - b. \$0.00 the amount listed on Item No. 5 above (no amount, please zero)
 - c. \$168,000.00 subtract Line 6(b) from Line 6(a) and place the 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 Grantor.
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 the 6 day of July, 2015.
[Signature]
Notary Public
My Commission Expires: 7-22-24

[Signature]
Grantor, Grantee or Legal Representative
Connected with this Transaction
Kyle Brock Clary
Print or Type Name Here

(SEAL)



RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

WEEKS & IRVINE LLC

RECORDED		
Date:	July 20, 2015	
Time:	9:58:19 AM	
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Charlie Lybrand, Register Charleston County, SC		

MAKER:

CLARY KYLE B

of Pages: 4

Note:

RECIPIENT:

DAUGHERTY DAN S

Recording Fee	\$ 10.00
State Fee	\$ 436.80
County Fee	\$ 184.80
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 631.60

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CLERK

AUDITOR STAMP HERE

RECEIVED From RMC

JUL 21 2015

PETER J. TECKLENBURG
Charleston County Auditor

PID VERIFIED BY ASSESSOR

REF: **ASTRJB**

DATE: **JUL 22 2015**

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