

This conveyance is subject to all visible and recorded covenants, rights-of-way and easements affecting said property.

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 HOLD, all and singular, the said Premises before mentioned unto the said **Heritage Bay Homeowners Association, Inc.**, its successors and assigns forever.

AND it does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said Premises unto the said **Heritage Bay Homeowners Association, Inc.**, its successors and assigns, against itself and its successors and assigns and against every person whomsoever lawfully claiming, or to claim the same or part thereof.


WITNESS my hand and seal this 16th day of October in the year of our Lord two thousand eighteen and in the two hundred and forty-third year of the Sovereignty and Independence of the United States of America.


SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

HERITAGE BAY DEVELOPMENT CO., LLC



Witness #1 (required)


_____, (L.S.)
By: RICHARD M. KNOWLTON, JR., Manager



Witness #2 (required)

STATE OF SOUTH CAROLINA)
)
COUNTY OF SUMTER)

ACKNOWLEDGMENT

I, Ginger L. Bloomer {name of official}, Notary Public, do hereby certify that Richard M. Knowlton, Jr., as Manager of Heritage Bay Development Co., LLC {name of grantor or maker} personally appeared before me this 16th day of October, 2018, and acknowledged the due execution of the foregoing instrument.



SIGNATURE OF OFFICIAL OR NOTARY PUBLIC

My Commission Expires: 07/30/2023

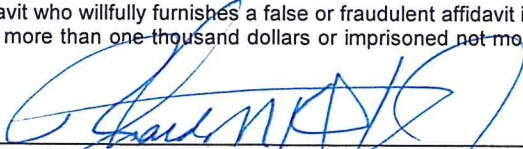


)
)

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 designated as "Green Space" for Heritage Bay Subdivision, bearing Sumter County Tax Map Number 184-00-03-001 (part), was transferred by Heritage Bay Development Co., LLC to Heritage Bay Homeowners Association, Inc. on October 16, 2018.
3. Check one of the following: The deed is
 - a) 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 affidavit): Transferring realty for no consideration
(If exempt, please skip items 4-7, and got to item 8 of this affidavit)

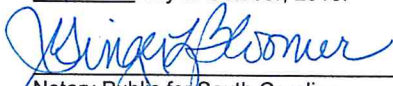
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____
4. Check one of the following if either item 3(a) or 3(b) above has been checked (See information section of this affidavit):
 - 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) Place the amount listed in item 4 above here: \$ _____
 - b) Place the amount listed in item 5 above here: \$ -0-
 - c) Subtract Line 6(b) from Line 6(a) and place result here: \$ _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above, and the deed recording fee due is: \$ -0-.
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.



Responsible Person Connected with the Transaction
Heritage Bay Development Co., LLC, Grantor
By: Richard M. Knowlton, Jr., Manager

Print or Type Name Here

SWORN to before me this
16th day of October, 2018.


Notary Public for South Carolina
My Commission Expires: 07/30/2023

