October 16, 2018 03:38:49 PM Rec: \$10.00 Total: \$10.00

Cons: \$0.00

VICKI M. MCCARTHY - REGISTER OF DEEDS SUMTER COUNTY

BY: TAM

PREPARED BY:

The Real Estate & Business Law Firm of Franklin M. Shuler, LLC 1 Law Range Ste. A Sumter, SC 29150

File Number:	0618-62.04-250			
STATE OF S	SOUTH CAROLINA)		
COUNTY OF	SUMTER)	TITLE TO REAL ESTATE	

KNOW ALL MEN BY THESE PRESENTS, THAT

HERITAGE BAY DEVELOPMENT CO., LLC.

for and in consideration of the sum of Five dollars and no other valuable consideration (\$5.00), to it in hand paid at and before sealing of these presents by

HERITAGE BAY HOMEOWNERS ASSOCIATION, INC... whose address is: 2825 Windmill Drive, Sumter, SC 29150

in the State aforesaid, County aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said: Heritage Bay Homeowners Association, Inc., its successors and assigns forever, the following described property to wit:

All those certain pieces, parcels, or tracts of land lying and being situate in the Township, City and County of Sumter, State of South Carolina, being shown and delineated as "0.38 Acres (Green Space)"; "0.95 Acres (Green Space)" and "0.09 Acres (Green Space)" on that plat prepared by Stevenson M. Muldrow, PLS, dated August 20, 2018 and recorded in Plat Book 2018 at page 231 in the records of the Register of Deeds Office for Sumter County. Aforesaid plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property concerned herein. This description is made in lieu of metes and bounds as permitted by law under § 30-5-250 of The Code of Laws of South Carolina (1976), as amended.

Tax Parcel No.: 184-00-03-001 (part).

This being a portion of that property conveyed to Heritage Bay Development Co., LLC by that deed of Knowlton Properties, LLC dated December 17, 2014, recorded December 18, 2014 in **Deed Book 1207 at page 2633** and re-recorded December 19, 2014 in Deed Book 1207 at page 2872, records of Sumter County.

The Grantor herein reserves the right to install columns, entrance gates and shrubbery on the above property adjoining any entrances to the subdivision from Loring Mill Road.

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.

day of October in the year of our Lord two

WITNESS my hand and seal this 16th 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 (L.S.) (required) By: RICHARD M. KNOWLTON, JR., Manager STATE OF SOUTH CAROLINA **ACKNOWLEDGMENT** COUNTY OF SUMTER 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

AND OUT IT

RSOI	NALLY appeared before me the undersigned, who being duly sworn, deposes and says:			
	I have read the information on this affidavit and I understand such information.			
	The property designated as "Green Space" for Heritage Bay Subdivision, bearing Sumter County Tax Map Number 184-0 03-001 (part), was transferred by Heritage Bay Development Co., LLC to Heritage Bay Homeowners Association, Inc. october, 2018.			
	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)	X exempt from the deed recording fee because (See information section of affidavit): <u>Transferring realty for no consideration</u>			
	(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			
	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			
	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. (This includes, pursuant to Code Section 159-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequent be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buy existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance			
	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:			
	The deed recording fee due is based on the amount listed on Line 6(c) above, and the deed recording fee due is: \$ -0			
	As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction a Grantor.			
	I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of misdemeanor and, upon conviction, must be fined not more than one-thousand dollars or imprisoned net more than on year, or both.			
W Piry Pi	Responsible Person Connected with the Transaction / Heritage Bay Development Co., LLC, Grantor By: Richard M. Knowlton, Jr., Manager Print or Type Name Here Label Commission LOTAR LOTAR LOTAR LOTAR Page 3 of 1			
	a) b) c) a) b) c) PRI V P			