

Recorded by and to be
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#PGS:

HVFile No. 17-67327MTP

BP0616483

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STATE OF SOUTH CAROLINA

)

TITLE TO REAL ESTATE

)

(Title Not Examined by

COUNTY OF CHARLESTON

)

Harvey & Vallini, LLC)

KNOW ALL MEN BY THESE PRESENTS, that D.R. HORTON, INC., herein "Grantor(s)", in the State aforesaid, for and in consideration of the sum of Five Hundred Fifty-Nine Thousand and 00/100 Dollars (\$559,000.00), to Grantor(s) in hand paid by ROBERT G. GRILLI and MELISSA GRILLI, herein "Grantee(s)", in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release, unto the said ROBERT G. GRILLI and MELISSA GRILLI, as **joint tenants with right of survivorship and not as tenants in common**, the following described property, to wit:

ALL that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being in the Town of Mount Pleasant, County of Charleston, State of South Carolina, shown and designated as **Lot 296** on that certain plat entitled, "REVISED PLAT OF OYSTER POINT PHASE 2B TO CORRECT OMISSIONS TO FINAL PLAT RECORDED IN PLAT BOOK L15, PAGE 0527 TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA PREPARED FOR D.R. HORTON, INC." prepared by Thomas & Hutton Engineering Co. dated July 13, 2015, amended November 17, 2015, and recorded November 19, 2015 in the RMC Office for Charleston County in Plat Book L15 at Pages 0552-0553; said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

THIS being a portion of the same property conveyed to the Grantor herein by deed of Oyster Point Developers, LLC, dated May 9, 2014 and recorded May 15, 2014 in the RMC Office for Charleston County in record Book 0405 at Page 196.

Tax Map #: 561-01-00-277

Property Address: 2224 Skyler Drive, Mount Pleasant, SC 29466

Grantees' Address: 365 Hopedale Dr, SE Bayville, NJ 08721

This conveyance is made subject to easements and restrictions of record and otherwise affecting the 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 TO HOLD, all and singular, the said premises before mentioned unto the said **Robert G. Grilli and Melissa Grilli, as joint tenants with right of survivorship and not as tenants in common, in fee simple, forever.**

AND Grantor(s) does/do hereby bind Grantor(s) and Grantor(s)' successors and assigns to warrant and forever defend, all and singular, the said premises unto the said **Robert G. Grilli and Melissa Grilli, as joint tenants with right of survivorship and not as tenants in common,** against Grantor and Grantor's successors and assigns and every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the undersigned Hand and Seal this 8th day of

February, 2017.

Signed, Sealed And Delivered
In The Presence Of:

Arena Maxwell
1st Witness

D.R. HORTON, INC.

By: *Jennifer G. Dermody* {L.S.}
Jennifer G. Dermody, Assistant Secretary

Stephanie N. Steeley
2nd Witness/Notary

STATE OF SOUTH CAROLINA)

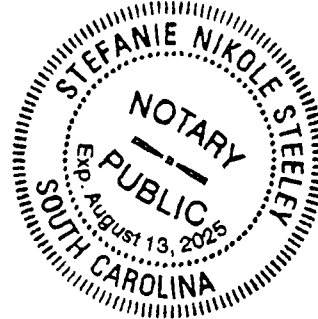
) ACKNOWLEDGMENT

COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned Notary, **Jennifer G. Dermody, Assistant Secretary for D.R. Horton, Inc.**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to before me this
8th day of February, 2017.


Stephanie N. Steeley (L.S.)
Notary Public for South Carolina
My commission expires: 8-13-2025




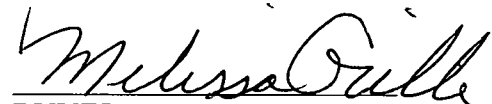
GRANTEES' ACKNOWLEDGMENT OF WARRANTY

THE RWC LIMITED WARRANTY ISSUED TO YOU IN CONNECTION WITH THIS TRANSACTION IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ANY WARRANTY OF HABITABILITY, SUITABILITY FOR RESIDENTIAL PURPOSES, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS HEREBY EXCLUDED AND DISCLAIMED, AND GRANTOR IN NO EVENT SHALL BE HELD LIABLE FOR CONSEQUENTIAL DAMAGES.


Witness


Witness

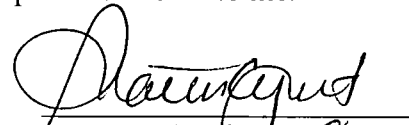

BUYER


BUYER

STATE OF SC)
COUNTY OF Charleston)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, the undersigned notary, by the Grantee(s) who, executed the within written deed and are persons known to me.


Notary Public for SC
My Commission Expires: 8/6/2023

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

AFFIDAVIT

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

1. I have read the information contained herein on this affidavit and I understand such information.
2. The property being transferred is located at **2224 Skyler Drive, Mount Pleasant, SC 29466**, bearing **Charleston County** Tax Map Number **561-01-00-277**, and was transferred by **D.R. Horton, Inc.** to **Robert G. Grilli and Melissa Grilli** on **February 10, 2017**.
3. Check one of the following: The deed is:
 - a. XXX Subject to the deed recording fee as a transfer for consideration paid to 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):
4. Check one of the following if either item 3a. or item 3b. above has been checked (See Information):
 - a. XXX The fee is computed on the consideration paid or to be paid in money or money's worth **\$59,000.00**
 - 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 XXX 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. Place the amount listed in item 4 above here: **\$559,000.00**
 - b. Place the amount listed in item 5 above here: \$ 0.00
(if no amount is listed place 0 here.)
 - c. Subtract Line 6b. from 6a: **\$559,000.00**
7. As required by S.C. Code Section 2-24-70, I state that I am a responsible person who was connected with the transaction as: Closing Attorney
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 10th

day of February, 2017.

Christina Wheeler

Notary Public for South Carolina

My commission expires 7/15/2025

Gilbert & Barnhill, PA

Sharon Gust
Closing Attorney

RECORDER'S PAGE

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



Filed By:

GILBERT & BARNHILL, PA
503 BELLE HALL PARKWAY
SUITE 101
MT. PLEASANT SC 29464 (COURIER)

RECORDED

Date: February 10, 2017

Time: 3:48:56 PM

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Deed

Charlie Lybrand, Register
Charleston County, SC

MAKER:

D R HORTON INC

RECIPIENT:

GRILLI ROBERT G AL

Note:

of Pages: 6

Recording Fee	\$ 10.00
State Fee	\$ 1,453.40
County Fee	\$ 614.90
Extra Pages	\$ 1.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 2,079.30

Original Book:

Original Page:

AUDITOR STAMP HERE

RECEIVED
from RMC

FEB 13 2017

Peter J. Tecklenberg
Charleston County Auditor

PID VERIFIED BY ASSESSOR

REP

DATE

MKD
2/14/17
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DRAWER
CLERK

Drawer 5
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