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4 PAGES

MASTER'S DEED

STATE OF SOUTH CAROLINA )
) (Foreclosure)
COUNTY OF CHARLESTON )

To all whom these Presents shall concern:

I, Mikell R. Scarborough, as Master in Equity for Charleston County, in the said State, send Greetings:

WHEREAS, in an action in the Court of Common Pleas in Charleston County between CHURCHILL PARK, as plaintiff(s) and ALAN G. NIX AND ESTATE OF NORMA J. NIX, as defendant(s), Case No. 2017-CP-10-4031, by a Final Order dated on November 9th, 2017, it was decreed that the property hereinafter described should be sold by the Master in Equity for Charleston County on the terms and for the purposes mentioned in the order(s) granted in the case as by reference thereto will appear.

NOW THEREFORE KNOW ALL MEN, That I, the undersigned, as Master in Equity for Charleston County, pursuant to the foregoing and in consideration of the sum of One Hundred Thirty Six Thousand and no/100 (\$136,000.00) Dollars as paid by the hereinafter named Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant and release unto the grantee, STATE STREET HOLDINGS, LLC, 5105 Forest Drive, Columbia, South Carolina, 29206, the following described property:

ALL that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the Town of Mount Pleasant, County of Charleston, State of South Carolina, and being more particularly shown and delineated as Lot 22 on that certain plat by Southeastern Surveying, Inc., entitled "A FINAL SUBDIVISION PLAT OF CHURCHILL PARK, PHASE III, PARCEL 10, PARK WEST, OWNED BY C. RICHARD DOBSON BUILDERS, INC., LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA," dated December 31, 1999, and recorded in Plat Book ED at page 904, in the ROD Office for Charleston County.

Being the same property conveyed to Alan G. Nix and Norma J. Nix by Deed of C. Richard Dobson Builders, Inc. dated July 13, 2001 and recorded July 17, 2001 in Book C-377 at page 591 in the Office of the ROD for Charleston County.

TMS # 598-03-00-096

TOGETHER with all and singular the hereditaments, rights, members, and appurtenances whatsoever to the said property belonging or in any wise incident or appertaining, and the

MP Morris Law Firm
336 Old Chapin Road
Lexington, SC 29072

Handwritten initials

reversions and remainders, rents, issues, and profits thereof, and also any estate, right, title, interest, dower, possession, benefit, claim, or demand therein whatsoever of all parties to the said suit and of all other persons who might rightfully claim the same or any part thereof, by, from, or under them, or either of them;

TO HAVE AND TO HOLD the said property, with its hereditaments, privileges, and appurtenances, unto the said grantee, his/her/its/their heirs/successors and assigns for their own use, benefit, and behoof, forever.

IN WITNESS WHEREOF, I, the undersigned, as Master in Equity for Charleston County, under and by virtue of the said order(s), have hereunto set my Hand and Seal this 23rd day of October in the year of our Lord two thousand twenty, and in the two hundred and forty-fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED, AND DELIVERED )  
in the Presence of: )

Jeremy O. Hearn  
Witness  
Judy H. Hawkins  
Witness

Mikell R. Scarborough (L.S.)  
Mikell R. Scarborough, Master in Equity  
for Charleston County

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

I, Judy H. Hawkins, do hereby certify that Mikell R. Scarborough, as Master in Equity for Charleston County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 23rd day of October, 2020.

Judy H. Hawkins  
Notary Public for South Carolina  
My commission expires: 11/27/22

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

AFFIDAVIT

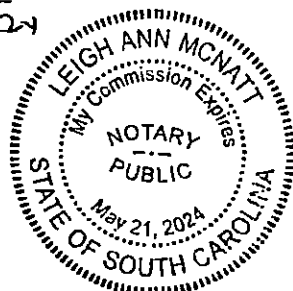
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property transferred BY Mikell R. Scarborough, master in equity  
TO State Street Holdings, LLC, ON 10/23/2020
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 (exemption # \_\_\_\_\_)  
(Explanation if required) \_\_\_\_\_  
(If exempt, please skip items 4-6, and go to item 7 of this affidavit)
4. Check one of the following if either item 3(a) or 3(b) above has been checked.  
(a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 136,000.00.  
(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) 503,20 + 15<sup>00</sup> the amount listed in item 4 above  
(b) \_\_\_\_\_ the amount listed in item 5 above (no amount place zero)  
(c) \_\_\_\_\_ Subtract Line 6(b) from Line 6(a) and place the result
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Clerk Attorney.
8. I understand that a person required to furnish this affidavit who wilfully 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.

[Signature]  
Grantor, Grantee or Legal Representative  
Connected with this Transaction

Michael P. Mans  
Print or Type Name Here

SWORN to Before Me this 6  
day of Nov, 2020  
[Signature]  
Notary Public for SC  
My Commission Expires: 5/21/24



# RECORDER'S PAGE



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

**Filed By:**

MP MORRIS LAW FIRM  
336 OLD CHAPIN ROAD  
LEXINGTON, SC 29072

RECORDED		
Date:	December 9, 2020	
Time:	8:56:26 AM	
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Michael Miller, Register Charleston County, SC		

**MAKER:**

NIX ALAN G AL

Note:

**RECIPIENT:**

STATE ST HOLDINGS LLC

# of Pages:

Recording Fee	\$ 15.00
State Fee	\$ 353.60
County Fee	\$ 149.60
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
<b>TOTAL</b>	<b>\$ 518.20</b>

**Original Book:**

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AUDITOR STAMP HERE  
RECEIVED From ROD  
Dec 30, 2020  
Peter J. Tecklenburg  
Charleston County Auditor

PID VERIFIED BY ASSESSOR  
REP MKD  
DATE 12/30/2020  
22

DRAWER   
CLERK



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