

RECD. PAYMENT 4/8/14
PER CLERK SW
RMC OFFICE
CHARLESTON COUNTY, SC

1:44

0397-885

STATE OF SOUTH CAROLINA]
COUNTY OF CHARLESTON]
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That

WE, Walter V. Davidson, Jr. and Salley B. Davidson
(hereinafter whether singular or plural the "Grantor")

in the State aforesaid, for and in consideration of the sum of ONE MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100-- (\$1,725,000.00) DOLLARS to the Grantor in hand paid at and before the sealing of these presents by

HCF Realty, LLC
(hereinafter whether singular or plural the "Grantee")

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, subject to the easements, restrictions, reservations and conditions ('Exceptions') set forth below, unto the said

HCF Realty, LLC.

the following described property:

All that lot, piece or parcel of land situate, lying and being on the west side of Legare Street, in the City of Charleston and State of South Carolina, with the dwelling house, outbuildings and improvements thereon, measuring and containing in width from north to south fifty-five (55') feet, more or less; and in depth from east to west one hundred and seven (107') feet, nine and one-half (9.5") inches, more or less, and known as 35 Legare Street in the current numbering system of the streets of Charleston, South Carolina.

Butting and bounding to the north on lands now or formerly of Batten; to the south on lands now or formerly of Smythe; to the east on Legare Street aforesaid; and to the west on lands now or formerly of Lowndes.

SUBJECT TO APPLICABLE RESTRICTIONS AND EASEMENTS OF RECORD.

Being the same property conveyed to Salley B. Davidson by deed of Henry B. Smythe dated August 12, 1982 and recorded in the RMC Office for Charleston County in Book D129 at Page 274. Salley B. Davidson thereafter conveyed a one-half (1/2) interest to Walter V. Davidson, Jr. by deed dated December 22, 2006 and recorded in the RMC Office aforesaid in Book W609 at Page 424.

TMS # 457-11-04-103

It is the intention of Grantor to convey all interest of Grantor in real property at the above location however acquired.

Grantee's Address: 40 Historic Charleston Foundation
40 EAST BAY Street
CHARLESTON, SC 29401

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 premises before mentioned unto the said Grantee, the Grantee's successors and assigns forever.

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

WITNESS the Hand and Seal of the Grantor this 8th day of April in the year of our Lord two thousand fourteen and in the two hundred and thirty-eighth year of the Sovereignty and Independence of the United States of America.

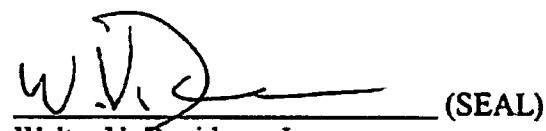
Signed, Sealed and delivered
in the presence of:



Witness #1

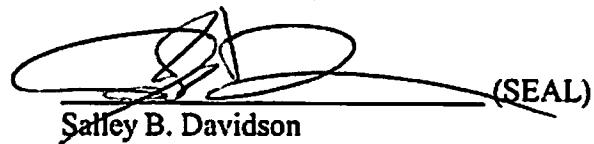


Witness #2



(SEAL)

Walter V. Davidson, Jr.



(SEAL)

Satley B. Davidson

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The within instrument was acknowledged before me by its maker.

SWORN to before me
this 8th day of April, 2014.



(SEAL)

Notary Public for South Carolina

My commission expires: 11-22-21

STATE OF SOUTH CAROLINA]
COUNTY OF CHARLESTON]

AFFIDAVIT

Date of Transfer of Title
(Closing Date) April 8, 2014

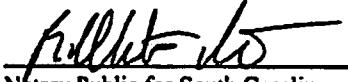
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred BY Walter V. Davidson, Jr. and Salley B. Davidson TO HCF Realty, LLC ON April 8, 2014.
3. Check one of the following: **The DEED is**
(a) XX 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 (exemptions 1-12) (If exempt, please skip item 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 1,725,000.00.
(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 XX 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 based on the following:

<u>LESS</u>	<u>(a) \$ 1,725,000.00</u>	the amount listed in item 4 above.
<u>TOTAL</u>	<u>(b) \$</u>	the amount listed in item 5 above (no amount place zero).
	<u>(c) \$1,725,000.00</u>	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: GRANTOR
8. Check if property other than Real Property is being transferred on this Deed.
9. DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of Deceased CASE NUMBER . Personally appeared before me the undersigned attorney who, being duly sworn, certified that s/he is licensed to practice law in the State of South Carolina; that s/he has prepared the Deed of Distribution for the Personal Rep. in the Estate of deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. 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.


Walter V. Davidson, Jr. and Salley B. Davidson
(Grantor, Grantee, or Legal Representative connected with this transaction)

Sworn to before me this
8th day of April, 2014.


(SEAL)
Notary Public for South Carolina
My Commission Expires: 11-22-21