

**CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS**

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2026012073	
Receipt Number:	385974	Return To:
Recorded As:	EREC-DEED	
Recorded On:	April 08, 2026	
Recorded At:	02:55:51 PM	Received From: SIMPLIFILE
Recorded By:	WK06	Parties:
Book/Page:	RB 5534: 410 - 415	Direct- FRIENDLY FOX HOUSING LLC
Total Pages:	6	Indirect- PATEL, GOPAL M

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	\$15.00
Consideration:	\$405,000.00
County Tax:	\$445.50
State Tax:	\$1,053.00
Tax Charge:	\$1,498.50



RECEIVED

APR 08, 2026

ASSESSOR
BERKELEY COUNTY SC
Wilson T. Baggett III
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

File Number: 2026-180

Prepared By:
Florence Law Firm, LLC
62 Columbus Street
Charleston, SC 29403

H. Michael White Jr.
Attorney at Law
1476 Ben Sawyer Blvd. Ste. 3
Mt. Pleasant SC 29464
26-098

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TITLE OR REAL ESTATE
GENERAL WARRANTY DEED

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

KNOW ALL MEN BY THESE PRESENTS, THAT Friendly Fox Housing LLC (GRANTOR) in the State aforesaid, for and in consideration of the sum of **FOUR HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$405,000.00)** and no other consideration to Grantor in hand paid by

Gopal M. Patel (GRANTEE)

in the State aforesaid, the receipt whereof is hereby acknowledged, has/have granted, bargained, sold and released and by these presents does/do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below unto the said Grantee, his/her/their respective heirs, successors and assigns forever in fee simple, the following described property, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Grantee's Address: 107 SANDLINGS CT
GOOSE CREEK SC 29445

THIS CONVEYANCE IS MADE SUBJECT TO all applicable 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 premises before mentioned, unto the Grantee, his/her/their respective heirs, successors and assigns forever; subject, however to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

AND Grantor does hereby bind Grantor and its respective heirs, successors, assigns, executors, and administrators to warrant and forever defend, all and singular, the said premises unto the said Grantee, his/her/their respective heirs, assigns, executors, and administrators, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[Signatures to appear on following page.]

WITNESS my/our/its Hand/Hands and Seal/Seals, this 8th day of April, 2026.

GRANTOR(S)

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Friendly Fox Housing LLC,
a South Carolina limited liability company

By: John Q. Florence
Its: Authorized Agent

Witness No. 1
Jennifer L. Anderson
Witness No. 2/Notary

THE STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 8th day of April, 2026, by the Grantor(s).

SWORN to before me this 8th day of April, 2026.

Jennifer L. Anderson (L.S.)
Notary Public for South Carolina
Commission Expires: 7-23-28

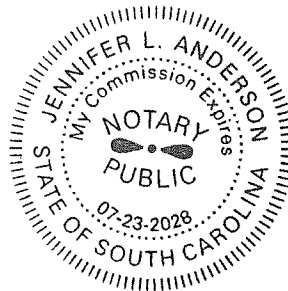


EXHIBIT "A"

Property Address: 616 Rainey Drive, Ladson, SC 29456

Property Description: ALL that certain piece, parcel, or lot of land together with the improvements thereon, situate, lying, and being in the County of Berkeley, State of South Carolina, known and designated as Lot 15, Block D, Caromi Village Subdivision, as shown on a Plat made by B.J. King, Surveyor, dated December 1, 2014, and recorded in the Office of the Register of Deeds for Berkeley County in Plat Cabinet S, at Page 7D on December 5, 2014, Said lot having such size, shape, dimensions, buttings, and boundings as will by reference to said Plat more fully and at large appear.

BEING the same property conveyed to Friendly Fox Housing LLC by deed of Gerhard Jung, dated March 13, 2020 and recorded March 17, 2020 in the ROD Office for Berkeley County in book 3303, at Page 819. Further being the same property conveyed to Friendly Fox Housing LLC by Corrective Confirmatory Deed of Gerhard Jung, dated August 15, 2025 and recorded September 26, 2025 in the ROD Office for Berkeley County in Book 5334, at Page 153.

TMS No: 243-01-02-050

AND

Property Address: 717 Arno Drive, Ladson, SC 29456

All that certain piece, parcel, or lot of land together with the improvements thereon, situate, lying, and being in the County of Berkeley, State of South Carolina, known and designated as Lot 31, Block D, Caromi Village Subdivision, as shown on a Plat entitled "SURVEY SHOWING LOT 31 BLOCK D, AND THE COMBINATION AND RESUBDIVISION OF LOTS 32, 33, & 34, BLOCK D CAROMI VILLAGE SUBDIVISION OWNED BY GERHARD JUNG NEAR COLLEGE PARK BERKELEY COUNTY, SOUTH CAROLINA," made by Paul C. Lawson, Ashley Engineering & Surveying, Inc. dated October 27, 2004, and recorded on January 18, 2005 in the ROD Office for Berkeley County in Plat Book Q at Page 318-F. Said lot having such size, shape, dimensions, buttings, and boundings as will by reference to said Plat more fully and at large appear.

BEING the same property conveyed to Friendly Fox Housing LLC by deed of Gerhard Jung, dated March 13, 2020 and recorded March 17, 2020 in the ROD Office for Berkeley County in Book 3304, at Page 25. Further being the same property conveyed to Friendly Fox Housing LLC by Corrective Confirmatory Deed of Gerhard Jung, dated July 30, 2025 and recorded September 26, 2025 in the ROD Office for Berkeley County in Book 5334, at Page 141.

TMS No: 243-01-02-037

AND

Property Address: 719 Arno Drive, Ladson, SC 29456

All that certain piece, parcel, or lot of land together with the improvements thereon, situate, lying, and being in the County of Berkeley, State of South Carolina, known and designated as Lot 32 and a Portion of Lot 33, Block D, Caromi Village Subdivision, as shown on a Plat entitled "SURVEY SHOWING LOT 31 BLOCK D, AND THE COMBINATION AND RESUBDIVISION OF LOTS 32, 33, & 34, BLOCK D CAROMI VILLAGE SUBDIVISION OWNED BY GERHARD JUNG NEAR COLLEGE PARK BERKELEY COUNTY, SOUTH CAROLINA," made by Paul C. Lawson, Ashley Engineering & Surveying, Inc. dated October 27, 2004, and recorded on January 18, 2005 in the ROD Office for Berkeley County in Plat Book Q at Page 318-F. Said lot having such size, shape, dimensions, buttings, and boundings as will by reference to said Plat more fully and at large appear.

BEING the same property conveyed to Friendly Fox Housing LLC by deed of Gerhard Jung, dated March 13, 2020 and recorded March 17, 2020 in the ROD Office for Berkeley County in Book 3303, at Page 931. Further being the same property conveyed to Friendly Fox Housing LLC by Corrective Confirmatory Deed of Gerhard Jung, dated August 15, 2025 and recorded September 26, 2025 in the ROD Office for Berkeley County in Book 5334, at Page 147.

TMS No: 243-01-02-036

AND

Property Address: 721 Arno Drive, Ladson, SC 29456

All that certain piece, parcel, or lot of land together with the improvements thereon, situate, lying, and being in the County of Berkeley, State of South Carolina, known and designated as Lot 34 and a Portion of Lot 33, Block D, Caromi Village Subdivision, as shown on a Plat entitled "SURVEY SHOWING LOT 31 BLOCK D, AND THE COMBINATION AND RESUBDIVISION OF LOTS 32, 33, & 34, BLOCK D CAROMI VILLAGE SUBDIVISION OWNED BY GERHARD JUNG NEAR COLLEGE PARK BERKELEY COUNTY, SOUTH CAROLINA," made by Paul C. Lawson, Ashley Engineering & Surveying, Inc. dated October 27, 2004, and recorded on January 18, 2005 in the ROD Office for Berkeley County in Plat Book Qat Page 318-F Said lot having such size, shape, dimensions, buttings, and boundings as will by reference to said Plat more fully and at large appear.

BEING the same property conveyed to Friendly Fox Housing LLC by deed of Gerhard Jung, dated March 13, 2020 and recorded March 17, 2020 in the ROD Office for Berkeley County in Book 3303, at Page 703. Further being the same property conveyed to Friendly Fox Housing LLC by Corrective Confirmatory Deed, dated August 15, 2025 and recorded September 26, 2025 in the ROD Office for Berkeley County in Book 5334, at Page 158.

TMS No: 243-01-02-034

STATE OF SOUTH CAROLINA

)

AFFIDAVIT

COUNTY OF BERKELEY

) (with an actual closing date of April 8, 2026)

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 is located at 616 Rainey Drive, Ladson, SC 29456 bearing Berkeley County Tax Map Number 243-01-02-050, and was transferred by Friendly Fox Housing LLC, to Gopal M. Patel, on April 8, 2026.
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 (See Information section of this affidavit);

(If exempt, please skip items 4-7, and go on 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 realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$405,000.00.
 - (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: N/A.

6. The deed recording fee is computed as follows:	
(a) Place the amount listed in item 4 above here:	<u>\$405,000.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	<u>\$ 0.00</u>
(c) Subtract line 6(b) from line 6(a) and place result here:	<u>\$405,000.00</u>

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$1,498.50.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: BUYER.

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.

SWORN to before me this 8th day of April, 2026.

Gopal M. Patel
Responsible Person Connected with the Transaction

Notary Public for South Carolina
My Commission Expires: 3/2/2032

Gopal M. Patel
Print or type the above name here