



State of South Carolina Contribution Expenditure Report

This form is designed to collect the quarterly and annual expenditure reports required by South Carolina in accordance with Proviso 117.21 of the appropriations act and Executive Order 2022-19. This form must be submitted to the state agency that is providing the contribution to the designation organization at the end of year quarter and by June 30, 2024.

Contribution Information

Amount	State Agency Providing the Contribution	Purpose
\$500,000.00	E260 - Department of Veterans' Affairs	Construction of a Veteran Services Center in Dorchester County

Organization Information

Entity Name	Dorchester County Government
Address	201 Johnston Street
City/State/Zip	Saint George, SC 29477
Website	https://www.dorchestercountysc.gov/
Tax ID#	57-6000344
Entity Type	County

Organization Contact Information

Name	Jordyn M. Baker
Position/Title	Capital Project Manager
Telephone	(843) 810-1732
Email	jbaker2@dorchestercountysc.gov

Reporting Period

Reporting Period	Quarter 3: January 1, 2024 - March 31, 2024
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Accounting of how the funds have been spent:

Description <i>(Attach additional detail for subgrantees and affiliated nonprofits)</i>	Budget	Expenditures					Balance
		Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total	
Property Acquisition	\$500,000.00	\$0.00	\$0.00	\$500,000.00	\$0.00	\$500,000.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
Grand Total	\$500,000.00	\$0.00	\$0.00	\$500,000.00	\$0.00	\$500,000.00	\$0.00

Explanation of any unspent funds (to be provided only if unspent funds remain at the end of the fiscal year) :

Expenditure Certification

The Organization certifies that the funds have been expended in accordance with the Plan provided to the Agency Providing the Distribution and for a public purpose.

Jordyn M. Baker
Signature
Jordyn M. Baker
Printed Name

Capital Project Manager
Title
04-07-2024
Date

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: DORCHESTERCO(852HWY1)			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.


D. NAME AND ADDRESS OF BORROWER: Dorchester County 201 Johnston Street St George, SC 29477	E. NAME AND ADDRESS OF SELLER: Construct South, Inc. 302 May Street St George, SC 29477	F. NAME AND ADDRESS OF LENDER: CASH SALE
G. PROPERTY LOCATION: 852 Highway 15 South St George, SC 29477 Dorchester County, South Carolina TMS# 045-00-00-029	H. SETTLEMENT AGENT: 26-3931837 The Quattlebaum Law Firm LLC PLACE OF SETTLEMENT 222 N. Parler Avenue St. George, SC 29477	I. SETTLEMENT DATE: March 14, 2024

J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract Sales Price	519,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	519,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to	
211. County Taxes 01/01/24 to 03/15/24	1,423.08
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	1,423.08
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross Amount Due From Borrower (Line 120)	519,000.00
302. Less Amount Paid By/For Borrower (Line 220)	(1,423.08)
303. CASH (X FROM) (TO) BORROWER	517,576.92


K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	519,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	519,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	38,223.42
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage to South State Bank	251,756.55
505. Payoff of second Mortgage	
506.	
507. Release to Zwicker & Associates, P.C.	227,596.95
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes to	
511. County Taxes 01/01/24 to 03/15/24	1,423.08
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	519,000.00
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	519,000.00
602. Less Reductions Due Seller (Line 520)	(519,000.00)
603. CASH (TO) (FROM) SELLER	0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein. I HAVE CAREFULLY REVIEWED THE HUD-1 SETTLEMENT STATEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE STATEMENT OF ALL RECEIPTS AND DISBURSEMENTS MADE ON MY ACCOUNT OR BY ME IN THIS TRANSACTION. I FURTHER CERTIFY THAT I HAVE RECEIVED A COPY OF THE HUD-1 SETTLEMENT STATEMENT.

Borrower Dorchester County
 BY: _____
 Jason L. Ward, County Administrator

Seller Construct South, Inc.
 BY: 
 Tammy Redden, President

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.


 J. Frank Quattlebaum, Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price	\$ 519,000.00 @ 5.0000 %	25,950.00		
<i>Division of Commission (line 700) as Follows:</i>				
701. \$ 25,950.00	to	Dorchester Real Estate Services, Inc.		
702. \$	to			
703. Commission Paid at Settlement				25,950.00
704.	to			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801. Loan Origination Fee	1.0000 %	to		
802. Loan Discount	%	to		
803. Appraisal Fee		to		
804. Credit Report		to		
805. Flood Determination Fee		to		
806. Application Fee		to		
807. Tax Service Fee		to		
808. Underwriting Fee				
809. Processing Fee				
810. Lender Courier Fee				
811.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest From	to	@ \$	/day (days %)	
902. MIP Totlns. for LifeOfLoan	for	months to		
903. Hazard Insurance Premium for	1.0	years to		
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard Insurance		months @ \$	per month	
1002. Mortgage Insurance		months @ \$	per month	
1003. City/Town Taxes		months @ \$	per month	
1004. County Taxes		months @ \$	per month	
1005. Assessments		months @ \$	per month	
1006.		months @ \$	per month	
1007.		months @ \$	per month	
1008. AGGREGATE ADJUSTMENT		months @ \$	per month	
1100. TITLE CHARGES				
1101. Settlement or Closing Fee		to		
1102. Abstract or Title Search		to	Midland Abstractors, Inc.	150.00
1103. Title Examination		to		
1104. Title Insurance Binder		to	Dorchester Title Agency	125.00
1105. Seller Atty/Doc Prep Fee		to	The Quattlebaum Law Firm LLC	2,000.00
1106. Courier/Wire Fees		to	The Quattlebaum Law Firm LLC	100.00
1107. Attorney's Fees		to	The Quattlebaum Law Firm LLC	500.00
<i>(includes above item numbers:)</i>				
1108. Title Insurance		to	Dorchester Title Agency/Investor's Title Company	1,204.20
<i>(includes above item numbers:)</i>				
1109. Lender's Coverage	\$			
1110. Owner's Coverage	\$	519,000.00	1,204.20	
1111.				
1112.				
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording Fees: Deed \$	15.00	; Mortgage \$		Releases \$ 15.00
1202. City/County Tax/Stamps: Deed		0.00	; Mortgage	
1203. State Tax/Stamps:			; Mortgage	
1204. E-File Fee		to	Simplifile	5.00
1205. Mortgage Satisfaction Fee		to	Dorchester County Register of Deeds	20.00
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey		to		
1302. Pest Inspection		to		
1303. Certificate of Tax Compliance		to	SCDOR	60.00
1304. 2023 Dorchester County Taxes		to	Dorchester County Treasurer	8,094.22
1305.				
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				0.00 38,223.42

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.


 J. Frank Quattlebaum, Settlement Agent

Certified to be a true copy.

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN:				
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
		6. FILE NUMBER: DORCHESTERCO(852HWY1)			7. LOAN NUMBER:	
		8. MORTGAGE INS CASE NUMBER:				
C. NOTE: <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i>						
D. NAME AND ADDRESS OF BORROWER: Dorchester County 201 Johnston Street St. George, SC 29477		E. NAME AND ADDRESS OF SELLER: Construct South, Inc. 302 May Street St. George, SC 29477		F. NAME AND ADDRESS OF LENDER: CASH SALE		
G. PROPERTY LOCATION: 852 Highway 15 South St. George, SC 29477 Dorchester County, South Carolina TMS# 045-00-00-029		H. SETTLEMENT AGENT: 26-3931837 The Quattlebaum Law Firm LLC PLACE OF SETTLEMENT 222 N. Parler Avenue St. George, SC 29477		I. SETTLEMENT DATE: March 14, 2024		
J. SUMMARY OF BORROWER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BORROWER:			400. GROSS AMOUNT DUE TO SELLER:			
101. Contract Sales Price		519,000.00	401. Contract Sales Price		519,000.00	
102. Personal Property			402. Personal Property			
103. Settlement Charges to Borrower (Line 1400)			403.			
104.			404.			
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>			
106. City/Town Taxes	to		406. City/Town Taxes	to		
107. County Taxes	to		407. County Taxes	to		
108. Assessments	to		408. Assessments	to		
109.			409.			
110.			410.			
111.			411.			
112.			412.			
120. GROSS AMOUNT DUE FROM BORROWER		519,000.00	420. GROSS AMOUNT DUE TO SELLER		519,000.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:			500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201. Deposit or earnest money			501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)		38,223.42	
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504. Payoff of first Mortgage to South State Bank		251,756.55	
205.			505. Payoff of second Mortgage			
206.			506.			
207.			507. Release to Zwicker & Associates, P.C.		227,596.95	
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes	to		510. City/Town Taxes	to		
211. County Taxes	01/01/24 to 03/15/24	1,423.08	511. County Taxes	01/01/24 to 03/15/24	1,423.08	
212. Assessments	to		512. Assessments	to		
213.			513.			
214.			514.			
215.			515.			
216.			516.			
217.			517.			
218.			518.			
219.			519.			
220. TOTAL PAID BY/FOR BORROWER		1,423.08	520. TOTAL REDUCTION AMOUNT DUE SELLER		519,000.00	
300. CASH AT SETTLEMENT FROM/TO BORROWER:			600. CASH AT SETTLEMENT TO/FROM SELLER:			
301. Gross Amount Due From Borrower (Line 120)		519,000.00	601. Gross Amount Due To Seller (Line 420)		519,000.00	
302. Less Amount Paid By/For Borrower (Line 220)	(1,423.08)	602. Less Reductions Due Seller (Line 520)	(519,000.00)	
303. CASH (X FROM) (TO) BORROWER		517,576.92	603. CASH (TO) (FROM) SELLER		0.00	

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Borrower
 Dorchester County
 BY: 
 Jason L. Ward, County Administrator

Seller
 Construct South, Inc.
 BY: _____
 Tammy Redden, President

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 J. Frank Quattlebaum, Settlement Agent

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L. SETTLEMENT CHARGES				PAID FROM BORROWERS FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price	\$	519,000.00 @ 5.0000 %	25,950.00		
<i>Division of Commission (line 700) as Follows:</i>					
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800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
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802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Flood Determination Fee		to			
806. Application Fee		to			
807. Tax Service Fee		to			
808. Underwriting Fee					
809. Processing Fee					
810. Lender Courier Fee					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to	@ \$	/day (days %)		
902. MIP TotIns. for LifeOfLoan	for	months to			
903. Hazard Insurance Premium for	1.0 years to				
904.					
905.					
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1001. Hazard Insurance		months @ \$	per month		
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1006.		months @ \$	per month		
1007.		months @ \$	per month		
1008. AGGREGATE ADJUSTMENT		months @ \$	per month		
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to				
1102. Abstract or Title Search	to	Midland Abstractors, Inc.			150.00
1103. Title Examination	to				
1104. Title Insurance Binder	to	Dorchester Title Agency			125.00
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1107. Attorney's Fees	to	The Quattlebaum Law Firm LLC			500.00
<i>(includes above item numbers:)</i>					
1108. Title Insurance	to	Dorchester Title Agency/Investor's Title Company			1,204.20
<i>(includes above item numbers:)</i>					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$	519,000.00	1,204.20		
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$	15.00 ;	Mortgage \$;	Releases \$	15.00
1202. City/County Tax/Stamps: Deed		0.00 ;	Mortgage		
1203. State Tax/Stamps:			Mortgage		
1204. E-File Fee	to	Simplifile			5.00
1205. Mortgage Satisfaction Fee	to	Dorchester County Register of Deeds			20.00
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303. Certificate of Tax Compliance	to	SC DOR			60.00
1304. 2023 Dorchester County Taxes	to	Dorchester County Treasurer			8,094.22
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				0.00	38,223.42

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.


J. Frank Quattlebaum, Settlement Agent

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF DORCHESTER)

KNOW ALL MEN BY THESE PRESENTS, that **CONSTRUCT SOUTH, INC.**, in the State aforesaid, for and in consideration of the sum of **FIVE HUNDRED NINETEEN THOUSAND AND 00/100 (\$519,000.00) DOLLARS**, to it paid by **DORCHESTER COUNTY**, in the State aforesaid, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said **DORCHESTER COUNTY**, the following described property, to-wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property.

All those certain pieces, parcels or tracts of land containing 2.33 acres, more or less, situate, lying and being North of St. George, Dorchester County, South Carolina, and being delineated as Tracts 1 and 2 on that plat entitled "Plat Showing Tracts 1 & 2, Prepared for Keith E. Britt, Located North of St. George, Dorchester Co., S.C." Said plat was prepared by Richard J. Rhode, SCRLS No. 11366 on July 21, 1994, and is recorded in Plat Cabinet I, Slide 278, in the Office of the Register of Deeds for Dorchester County.

This being the same property conveyed to Construct South, Inc. by deed of Bid Group Property Holdings (US) Ltd. Co., dated April 20, 2021 and recorded April 20, 2021 in Book 13290 at Page 50, in the Office of the Register of Deeds for Dorchester County.

TMS# 045-00-00-029

Grantee's Address: 201 Johnston Street
 St. George, SC 29477

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 **DORCHESTER COUNTY**, its successors and assigns forever.

And Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said **DORCHESTER COUNTY**, its successors and assigns, against itself and its successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.)

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

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

1. I have read the information concerning the new exemption numbers (Senate Bill 564 – June 10, 1997), and I understand this information.
2. The property being transferred is bearing **DORCHESTER COUNTY TAX MAP NO. 045-00-00-029** was transferred by **CONSTRUCT SOUTH, INC. TO DORCHESTER COUNTY on MARCH 14, 2024.**
3. The deed is NOT EXEMPT from the deed recording fees, and the FAIR MAKET VALUE IS N/A
4. The deed is exempt from the deed recording fee because (use new exemption number and explain reason for exemption):
EXEMPTION# 2 – Transfer to the Federal or State Government Entity
5. As required by code section 12-24-70, I state I am a responsible person who was connected with the transaction as: () grantor, () grantee, (X) attorney, () other (state connection)_____
6. I understand that a person required to furnish this affidavit who willfully furnishes a false for fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than \$1000.00 or imprisoned for more than one year, or both.

SWORN to before me this
14th day of March, 2024.



Notary Public for South Carolina
My Comm. Expires:




Responsible person Connected with
Transaction (see#5)