

Susan Kessler
Colleton County Register Of Deeds

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COLLETON COUNTY ASSESSOR
Tax Map: 123-00-00-044
Date: 07/31/2024
GEORGE R. McCORMACK - BLB

2024002572	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$3,770.00
COUNTY TAX	\$1,595.00
PRESENTED & RECORDED	
05/28/2024 04:24:46 PM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3321	
PG: 93-97	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA



2024002572

DEED
RECORDING FEES \$15.00
STATE TAX \$3770.00
COUNTY TAX \$1595.00

PRESENTED & RECORDED: 05-28-2024 04:24:46 PM

BK: RB 3321

PG: 93 - 97

E.W. BENNETT, JR.
ATTORNEY AT LAW

SUSAN KESSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

RETURN ORIGINAL DEED TO:
E. W. Bennett, Jr.
Attorney at Law
P. O. Box 693
Walterboro, SC 29488
Attorney File No.: 24-10017.abs

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
) (GENERAL WARRANTY DEED)
COUNTY OF COLLETON)

KNOW ALL MEN BY THESE PRESENTS, that we, **James A. Ayer and Jeffrey L. Godley (Grantors)**, in the State of South Carolina and County of Colleton, for and in consideration of the sum of **One Million Four Hundred Fifty Thousand and 00/100 (\$1,450,000.00) Dollars**, to us in hand paid at and before the sealing of these presents by **Alexander Wallace Blair (Grantee)**, in the State and County aforesaid, the receipt and sufficiency whereof which is hereby expressly acknowledged, have granted, bargained, sold, transferred, conveyed, and released, and by these presents do hereby grant, bargain, sell, transfer, convey, and release unto the said **Grantee, Alexander Wallace Blair**, his Heirs and Assigns forever, the following described real estate, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREUNDER BY REFERENCE FOR A FULL AND COMPLETE LEGAL
DESCRIPTION OF THE SUBJECT REAL ESTATE**

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said property and premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said property and premises before mentioned unto the said **Grantee, Alexander Wallace Blair**, his Heirs and Assigns forever in fee simple.

AND we do hereby bind ourselves and our heirs and assigns to warrant and forever defend, all and singular, the said property and premises unto the said **Grantee, Alexander Wallace Blair**, his Heirs and Assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the undersigned Grantors this the 28th day of May, in the year of our Lord Two Thousand Twenty Four (2024).

Signed, Sealed And Delivered
In The Presence Of:

David S. Fraser
Witness Number One

E. W. Bennett, Jr.
Witness Number Two

James A. Ayer
James A. Ayer (Grantor)

Jeffrey L. Godley
Jeffrey L. Godley (Grantor)

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **James A. Ayer and Jeffrey L. Godley**, personally appeared before this day and acknowledged the due execution of the foregoing instrument, and who are personally known to me, or who have proved to me on the basis of Satisfactory evidence to be the person who executed the foregoing instrument.

Witness my hand and official seal this the 28th day of May, 2024.

Sworn to before me this
28th day of May, 2024

Everett W. Bennett, Jr. (Seal)

Signature of Notary Public

Printed Name: Everett W. Bennett, Jr.

Notary Public for the State of South Carolina

My Commission Expires: 6/18/2030

GRANTEE'S ADDRESS:

1351 Highway 324
Rock Hill, SC 29730

Exhibit "A"
Legal Description

All that certain piece or parcel or tract of land being known and designated as Lot 3 and containing 48.15 acres, more or less, together with all buildings and structures and fixtures and improvements thereon, situate and lying and being in Colleton County, South Carolina, about 4.5 miles northwest of the Town of Islandton and near and southeast of the Community of Moselle, and being located on the southwestern side of Moselle Road (S.C. Secondary Road No. S-15-38) near and just southeast of its intersection with Cross Swamp Road (S.C. Secondary Road No. S-15-27), and being more fully shown and described and delineated and designated as Lot 3 (48.15 acres) on and by reference to a Plat thereof prepared for Palmetto Low Country Holding LLC by Dennis G. Johns, P.L.S. No. 8102, with SAM Surveying and Mapping, LLC, dated March 15, 2024 and recorded on March 27, 2024 with the Colleton County Register of Deeds Office in Plat Book 966, at Page 91, and reference to such aforesaid Plat is hereby specifically craved for a more full and complete and particular and accurate description of the within 48.15 acre tract of land being known and designated as Lot 3 and its size and shape and location and area and dimensions and metes and bounds and courses and bearings and distances and measurements.

BEING a portion of the 176.00+- parcel of land known and designated as the "Home Tract" that was previously transferred and conveyed as Tract VI to James A. Ayer and Jeffrey L. Godley, as the Grantees, by a Deed from John Marvin Murdaugh, as the Personal Representative of the Estate of Margaret Kennedy Branstetter Murdaugh, as the Grantor, dated and recorded on March 22, 2023 with the Colleton County Register of Deeds Office in Record Book 3192, at Page 287.

TMS No.: 123-00-00-002 (Portion of 176.00+/- acres)
Property Address: 4147 Moselle Road, Islandton, SC 29929

STATE OF SOUTH CAROLINA

COUNTY OF COLLETON

RECORDING FEE AFFIDAVIT

PERSONALLY appeared before me the undersigned attorney, E. W. Bennett, Jr., Esquire, of 148 S. Jefferies Blvd., P.O. Box 693, Walterboro, S.C. 29488, who being duly sworn, deposes and says:

1. That I have read the information on this Recording Fee Affidavit and that I understand such information.
2. The property being transferred herein is for 48.15 acres, more or less, located in Colleton County, South Carolina, and designated as TMS No.: 123-00-00-002 (portion) with a property address of 4147 Moselle Road, Islandton, SC 29929.
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 (See Information section of affidavit):
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

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) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: **\$1,450,000.00**.
- (b) ☐ The fee is computed on the fair market value of the realty which is _____
- (c) ☐ Exempt from the deed recording fee because (See Information section of affidavit):
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

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) ☐ Place the amount listed in item 4 above here: **\$1,450,000.00**
- (b) ☐ Place the amount listed in item 5 above here: **\$0**
(If no amount is listed, place zero here.)
- (c) ☐ Subtract Line 6(b) from Line 6(a) and place result here: **\$1,450,000.00**

7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is: **\$5,365.00**.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with this real estate transaction as: Closing Attorney.

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.

E. W. Bennett, Jr.
E. W. Bennett, Jr. (Attorney)

SWORN to and subscribed before me
on this the 28th day of May, 2024.

Dawn S. Fraser
Signature of Notary Public for South Carolina
Printed Name of Notary: Dawn S. Fraser
Notary Public for the State of South Carolina
My Commission Expires: 8/29/2024