

COLLETON COUNTY, SC
2024000200
DEED
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00
01-16-2024 11:22:01 AM
SUSAN KESSLER
REGISTER OF DEEDS
BK:RB 3277 PG:87-90

COLLETON COUNTY ASSESSOR
Tax Map: 163-05-00-017
Date: 04/02/2024
GEORGE R. McCORMACK - BLB

Prepared by and return to:

Monk Law Firm, PLLC
1701 First Baxter Crossing, Ste. 101
Fort Mill, SC 29708

DEED PREPARED ONLY; TITLE NOT SEARCHED
BY PREPARER

STATE OF SOUTH CAROLINA)
)
COUNTY OF COLLETON)

QUITCLAIM DEED

THIS **QUITCLAIM DEED** is made as of the 8th day of January, 2024, by and between **BILLY BENTON**, hereinafter referred to as "Grantor," and **SHARI BENTON SMITH, TRUSTEE OF THE BILLY BENTON HOMEPLACE TRUST, DATED JANUARY 8, 2024**, residing in the State of North Carolina having an address of 318 Skyecroft Way, Waxhaw, NC 28173, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, remise, release and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, any and all of Grantor's remaining right, title, and interest in and to the Property (being the real property described in Exhibit A, which is attached hereto and incorporated herein by this reference), together with all rights, benefits, and appurtenances pertaining thereto and all improvements affixed thereto and lying thereupon (with all of the same being considered as a part of the Property), subject, however, to the terms, provisions, and exceptions of this Quitclaim Deed.


The Property is hereby conveyed to the Grantee subject to all such matters as are of record, matters of survey, and ad valorem taxes for the 2024 tax year, which constitute a lien but are not yet due and payable. Grantor makes no warranty as to the title passed hereby.

TO HAVE AND TO HOLD the Property, subject to the above easements, restrictions, and exceptions, together with any and all of the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee forever on the terms and conditions contained herein.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

 (W-1)

Shari Benton Smith, POA
Billy Benton, by my Agent,
Shari Benton Smith


 (W-2)

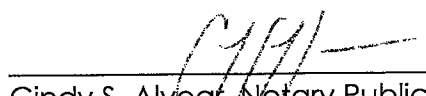
STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

PROBATE

PERSONALLY APPEARED before me the below signed witness and made oath that she saw Billy Benton, by my Agent, Shari Benton Smith, know to her to be the Grantor herein named, sign, seal, and as said Grantor's act and deed, deliver the within written Quitclaim Deed for the uses and purposes therein mentioned, and that s/he, with the other witness signing above, is not a party to or beneficiary of the transaction, and witnessed the execution thereof.

SWORN to before me this 8th day
of January, 2024.


Witness #1


Cindy S. Alvear, Notary Public for South Carolina
My Commission Expires: 11-08-2031

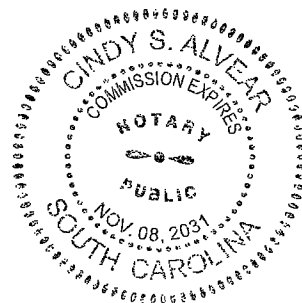


EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in Forest Hills Subdivision, in the Town of Walterboro, County of Colleton, State of South Carolina, known and designated as Lot No. 411 on a plat of the Northwestern portion of Forest Hills Subdivision, made by S. S. Snook, Registered Land Surveyor, of date April 22, 1955, and more particularly described as follows: Measuring One Hundred (100') feet on the Northeastern and Southwestern lines and One Hundred Fifty (150') feet on the Northwestern and Southeastern lines, be the said measurements more or less; and bounded on the Northeast by Fenwick Road; on the Southeast by Lot No. 412; on the Southwest by Lot No. 436; and on the Northwest by Lot No. 410.

This lot is subject to Restrictive Covenants of record as applicable in Forest Hills Subdivision.

Derivation: This being the identical property conveyed to Billy Benton and Jacquelin S. Benton, dated January 30, 1967, and recorded January 31, 1967, in Deed Book 144 at Page 168 in the Office of the Register of Deeds for Colleton County, South Carolina. Interest of Jacquelin S. Benton a/k/a Julie Jacquelin Smith Benton further conveyed to Billy Benton by Deed of Distribution from Estate of Julia Smith Benton (2023-ES-15-00383) dated October 26, 2023 and recorded October 31, 2023 in Deed Book 3258 at Page 107 in the Office of the Register of Deeds for Colleton County, SC.

Tax Map #: 163-05-00-017.000

Property Address: 209 Fenwick Rd
Walterboro, SC 29488

Mailing Address: 318 Skycroft Way
Waxhaw, NC 28173

STATE OF SOUTH CAROLINA

COUNTY OF YORK

AFFIDAVIT

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 209 Fenwick Rd, Walterboro, SC 29488, in Colleton County, South Carolina, and bearing tax map number 163-05-00-017.000, was transferred by Billy Benton to Shari Benton Smith, Trustee of the Billy Benton Homeplace Trust dated January 8, 2024, on January 8, 2024.
3. The transaction was (check one):
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in 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) X The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, et seq. because **a quitclaim deed used to transfer title to a trust with no consideration paid, see S.C. Code Ann. Section 12-24-40(8).**
4. Check one of the following if either item 3(a) or item 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 \$.
 - (b) _____ The fee is computed on the fair market value of this realty which is _____.
 - (c) _____ The fee is computed based on the fair market value of the realty as established for property tax purposes which is _____.

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

Shari Benton Smith, POA
Billy Benton, by my Agent,
Shari Benton Smith

SWORN to before me this 2nd day of March, 2023.

Cindy S. Alvear
Cindy S. Alvear, Notary Public for South Carolina
My Commission Expires: 11-08-2031

