COLLETON COUNTY ASSESSOR Tax Map:182-00-00-012 Date: 07/15/2025 THOMAS W. HILL - TWH

Susan Kessler

Colleton County Register Of Deeds

As evidenced by the instrument number shown below, this document has been recorded as permanent record in the archives of the Office of the Colleton County Register Of Deeds



| 2025003351 | |
|------------------------|---------|
| DEED | |
| RECORDING FEES | \$15.00 |
| STATE TAX | \$0.00 |
| COUNTY TAX | \$0.00 |
| PRESENTED & RECORDED | |
| 07/15/2025 01:09:05 PM | |
| SUSAN KESSLER | |
| REGISTER OF DEEDS | |
| COLLETON COUNTY, SC | |
| BK: RB 3459 | |
| PG: 155-159 | |

SUSAN KESSLER REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

| COLLETON | COUNTY, SC |
|-----------------|-------------|
| 2025003351 | |
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| STATE TAX | \$0.00 |
| COUNTY TAX | \$0.00 |
| 07-15-2025 | 01:09:05 PM |
| SUSAN KESSLER | |
| REGISTER OF DEE | DS |
| BK:RB 3459 | PG:155-159 |

After Recording Return to: Park Circle Law, LLC 1050 East Montague Ave., Suite C North Charleston, South Carolina 29405

TITLE NOT EXAMINED BY Park Circle Law, LLC

STATE OF SOUTH CAROLINA

QUITCLAIM DEED

NOW KNOW ALL MEN BY THESE PRESENTS that I, HOA BA PHAN in

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consideration of the premises and also in consideration of the sum of ONE AND 00/100 (\$1.00)

DOLLARS, to me in hand paid at and before the sealing and delivery of these presents by **HTY**

PROPERTIES, LLC, the receipt whereof is hereby acknowledged, and by these presents to

remise, release and forever quit-claim unto the said HTY PROPERTIES, LLC, its successors

and assigns, all the interest which I have in and to the following described parcel of land, and

improvements and appurtenances thereto in the County of Colleton, State of South Carolina, to-

wit:

ALL that tract of land in Verdier Township, with any improvements thereof, more particularly described as follows: Bounded on the North and East by lands, now or formerly of Connie T. Hiott; On the South by the lands, now or formerly of the Estate of Wesley Crosby; and on the West by Featherbed Road and containing two (2) acres, more or less. Said tract is delineated on a plate as "MERLE CONSTANCE PETERS LIFE LAMAR R PETERS III REM TMS 182-00-00-012 Deed 124, page 44", said plat is entitled "A Subdivision of 168.382 Acres Parcels "A", "B", "C" & "D" TMS 166-00-00-001 Surveyed for Gerald M. Hiott, II June 19, 2007 Southwest of Round O Colleton County-South Carolina," prepared by Jerry L. Fowler, surveyor and recorded in the Colleton County Register of Deeds Office in Plat Book 778 at page 2 on August 9, 2007.

BEING subject to any and all restrictions and easements of record.

BEING the same property conveyed to Hoa Ba Phan by deed of Janice Mixon, Janie Peters, Elizabeth Garrett a/k/a Elizabeth Garrette, Betty Benac, and Lamara

Johnson a/k/a Jamar Johnson dated April 26, 2019 and recorded on April 29, 2019 in the Colleton County Register of Deeds at Book RB 2737, Page 170-173.

Grantee's Address: 265 Cone Lane, Summerville, SC 29483.

TMS No.: 182-00-00-012.000

TOGETHER with all and singular, the rights, members, hereditaments and

appurtenances to the said premises belonging or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said HTY PROPERTIES, LLC, its successors and assigns forever, so that I nor my heirs, nor any other person or persons claiming under me or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, my Hand and Seal this 15 day of July, 2025.

By:

Aloa/Ba Phan (GRANTOR)

Signed, sealed and delivered in the presence of:

Witness (1-) Witne

| STATE OF SOUTH CAROLINA |) |
|-------------------------|---|
| |) |
| COUNTY OF CHARLESTON |) |
| I, JOSEPH WILLI | M STAFER, Notary Public, do hereby certify that the |

Grantor herein, Hoa Ba Phan, personally appeared before me this day and acknowledged the due execution of the foregoing Quitclaim Deed.

Witness my hand and official seal, this (5^{TH}) day of

2025.



m Notary Public for South Carolina My Commission Expires: 2026 C

STATE OF SOUTH CAROLINA } COUNTY OF CHARLESTON }

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

on July 15, 2025

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 was transferred by <u>Hoa Ba Phan</u> to HTY Properties, LLC

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
 - 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 distribution to a trust beneficiary.
- (C) ✓ exempt from the deed recording fee because (See Information section of affidavit): #1 less than \$100 (Explanation required) (If exempt, please skip items 4-7, and go 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 the realty? Check Yes

- 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 <u>N/A</u>
 (B) The fee is computed on the fair market value of the realty which is <u>N/A</u>
 - (B) The fee is computed on the fair market value of the realty which is <u>N/A</u>
 (C) The fee is computed on the fair market value of the realty as established for property tax purposes which is <u>N/A</u>
- 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 N/A

| 6. The deed recording fee is computed as follows: | |
|--|------------|
| (A) Place the amount listed in item 4 above here: | \$0 |
| (B) Place the amount fisted 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 the result here: | <u>\$0</u> |

- 7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Hoa Ba Phan, Grantor
- 9. J 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 than one than one than one year, or both.

ponsite P Person Connected with the Transaction Phan ba Jame Here

Sworn this Notary Public for & Slina My Commission Expires: January 19/. 2026

