

**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



2025004640	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$650.00
COUNTY TAX	\$275.00
<b>PRESENTED &amp; RECORDED</b>	
09/16/2025 03:11:20 PM	
<b>SUSAN KESSLER</b>	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
<b>BK: RB 3483</b>	
<b>PG: 289-293</b>	

**SUSAN KESSLER**  
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

## TITLE TO REAL ESTATE

All that certain lot, piece, or parcel of land lying, situate, and being in South Walterboro Estates Subdivision designated as Lot #19, County of Colleton, State of South Carolina shown more particularly on a plat prepared by W. Gene Whetsell, Registered Land Surveyor, SCR #3131 for Charlie Mack dated November 21, 1999, revised June 12, 2000 and recorded June 21, 2000 in Plat Book 33 at Page 213 in the Colleton County Clerk of Court's Office.

TMS# 179-03-00-155

**RB BK 3483 PG 290**

This being the same property conveyed to Charlie Mack and Agnes S. Mack by Quit Claim Deed of Douglas L. Bright dated August 5, 2018 and recorded August 9, 2018 in the Office of the Clerk of Court for Colleton County in Book 2666 at Page 68. This being the same property conveyed to Agnes Mack by Deed of Distribution in the Estate of Charlie Mack dated November 26, 2024 and recorded December 17, 2024 in the Colleton County Register of Deeds Office in Book 3390 at Page 96. There is also a Certificate of Trust that relates to the Charlie and Agnes Mack Irrevocable Residence Trust dated May 24, 2021 and recorded June 11, 2021 in the Colleton County Register of Deeds Office in Book 2978 at Page 309.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

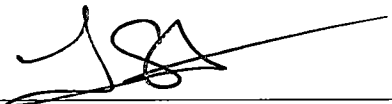
TO HAVE AND TO HOLD, all singular, the said Premises before mentioned unto the said James F. Johnson, his Heirs and Assigns forever. AND I do hereby bind myself, my Heirs and Successors, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said James F. Johnson, his Heirs and Assigns, against me and my Heirs and Successors, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

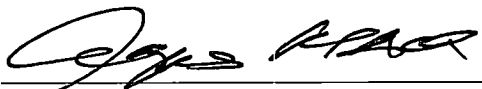
WITNESS my Hand and Seal this 12<sup>th</sup> day of September, in the year of our Lord two thousand twenty-five and in the two hundred and fiftieth year of the Sovereignty and Independence of the United States of America.


\_\_\_\_\_ the remainder of this page is left blank intentionally \_\_\_\_\_


SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Agnes S. Mack a/k/a Agnes Mack


  
\_\_\_\_\_  
Notary

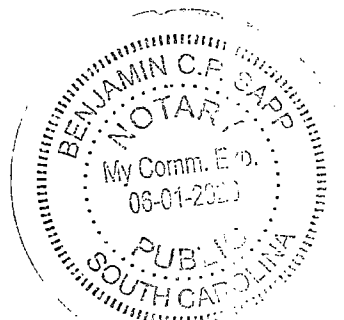
  
\_\_\_\_\_  
Agnes Mack, as Trustee of the Charlie and  
Agnes Mack Irrevocable Residence Trust  
dated May 24, 2021

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF COLLETON                )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of September, 2025 by  
Agnes S. Mack a/k/a Agnes Mack and Agnes Mack, as Trustee of the Charlie and Agnes Mack  
Irrevocable Residence Trust dated May 24, 2021 who is personally known to me, or who was proved  
to me on the basis of satisfactory evidence to be the persons who executed the forgoing instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR SOUTH CAROLINA  
Print Name: Benjamin C.P. Sapp  
My Commission Expires: June 1, 2026



Please return to:  
Sapp Law Firm  
Post Office Box 258  
Walterboro, SC 29488  
843-549-5923

STATE OF SOUTH CAROLINA )  
COUNTY OF COLLETON )

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 107 Kelly Street, Colleton County Tax Map Number 179-03-00-155 was transferred Agnes S. Mack a/k/a Agnes Mack and Agnes Mack, as Trustee of the Charlie and Agnes Mack Irrevocable Residence Trust dated May 24, 2021 to James F. Johnson on September 12, 2025.

3. Check one of the following. The Deed is

- (A) x 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 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.)

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 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$249,900.00**.  
(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 x 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:  | <b>\$249,900.00</b> _____ |
| (B) Place the amount listed in item 5 above. (f no amount is listed, place a zero here) | \$0.00 _____              |
| (C) Subtract Line 6(b) from Line 6(a) and place the result here:                        | <b>\$249,900.00</b> _____ |

7. The Deed recording fee is based on the amount listed on Line 6(c) above and the Deed recording fee due is **\$940.00**.

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

9. I 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 thousand dollars or imprisoned not more than one year, or both.

Sworn this 12 day of September, 2025



Notary Public for South Carolina

Print Name: Lori A. Smoak

My Commission Expires: February 21, 2030

  
\_\_\_\_\_  
Benjamin C.P. Sapp, Attorney