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



2025004642	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
09/16/2025 03:23:15 PM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3483	
PG: 316-321	

SUSAN KESSLER REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

COLLETON	COUNTY, SC
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STATE OF SOUTH CAROLINA)	TITLE NOT EXAMINED BY
)	BETH SANTILLI LAW, LLC
COUNTY OF COLLETON)	

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, Debra Ramage Surran, formerly known as Debra R. Moore, Grantor, in the State aforesaid, in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, to me in hand paid at and before the sealing of these presents by Debra Ramage Surran, as Trustee of the Debra Ramage Surran Revocable Living Trust dated July 1, 2025, GRANTEE, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these Presents do grant, bargain, sell, and release unto the said GRANTEE, her successors and assigns, all of the undersigned's interest in the following described property, to wit:

All that lot, piece or parcel of land situate, lying and being at Edisto Beach in the County of Colleton, State of South Carolina, known and designated as Lot C, Block 4, on a plat entitled "As built Survey of Lot "C", Block 4, Owned by Debra R. and Cecil Moore, Jr." and recorded in the Office of the Clerk of Court for Colleton County in Plat Book 636 at Page 5, said plat being incorporated herein as a part of this description, said lot being bounded now or formerly as follows: On the Northeast by Lot B, Block 4 as shown on said plat and measuring thereon One Hundred Twenty-six and Forty-three Hundredths (126.43') feet; on the Southeast by Lilly Street as shown on said plat and measuring thereon Eighty-four and Thirty-three Hundredths (84.33') feet; on the Southwest by Lot D, Block 4, as shown on said plat and measuring thereon One Hundred Thirty-one and Three Hundredths (131.03') feet; and on the Northwest by Jungle Road as shown on said plat and measuring thereon Eighty-four and Nineteen Hundredths (84.19') feet.

Being the same property conveyed to Debra R. Moore by deed of J. Cecil Moore, dated April 28, 2000 and recorded in the Office of the Clerk of Court for Colleton County on May 3, 2000 in Deed Book 00899 at Page 00152.

TMS No. 356-15-00-072

Grantee Address: 206 Lily Street, Edisto Beach, SC 29438

The described property is subject to any and all covenants, conditions, restrictions, easements and matters of record affecting the above-described property as recorded in the ROD Office for Colleton County, South Carolina; all matters set forth on the plat referred to above as the same may affect the within property; the rules and regulations of applicable governmental authorities and real property taxes.

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 singular, the said Premises before mentioned unto the said Debra Ramage Surran, as Trustee of the Debra Ramage Surran Revocable Living Trust dated July 1, 2025, GRANTEE, her successors and assigns forever.

SUBJECT, however, to all matters of record, Grantor does hereby bind themselves, successors and assigns, to warrant and forever defend, all and singular, said Premises, unto said Grantee hereinabove named, and the Grantee's heirs and assigns against the Grantor and the Grantor's successors and assigns and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

(SIGNATURES TO FOLLOW)

WITNESS its Seal, this 12 day of our Lord two thousand and twenty-five.	f <u>September</u> in the year of
SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:	ı
Mades Harrely Witness #1	
- Milli	Dela Ramage Duna
Witness #2	Debra Ramage Surran, formerly known as Debra R. Moore
STATE OF SOUTH CAROLINA)	
COUNTY OF COLLETON)	
s/he saw the within named Debra Ramm	e the undersigned witness and made oath that nage Surran, formerly known as Debra R. deliver the within written Deed, and that s/he ecution thereof.
	Mady Hanel Witness
SWORN to me this 12 day	

Notary Public for South Carolina

My Commission Expires: 7-9-2030

SHERRI E. EDSALL Notary Public, State of South Carolina My Commission Expires 7/9/2030

STATE OF SOUTH CAROLINA	}
COUNTY OF COLLETON	AFFIDAVIT FOR 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 <u>206 Lily Street</u>. Edisto Beach, <u>SC 29438</u> bearing <u>356-15-00-072</u>. County Tax Map Number <u>356-15-00-072</u> was transferred by <u>Debra R. Moore</u> to <u>Debra Ramage Surran</u>, formerly known as <u>Debra R. Moore</u>, as <u>Trustee of the Debra Ramage Surran Revocable Living Trust dated July 1, 2025</u>, <u>GRANTEE</u>.
- 3. The deed is exempt from the deed recording fee because (See Information section of affidavit): (#8) Debra Ramage Surran is transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, partnership, or trust.

If exempt under exemption # 14 as described in	the Information section of this affidavit, did the
agent and principal relationship exist at the time	e of the original sale and was the purpose of this
relationship to purchase the realty? Check Yes	or No

- 4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: <u>The Grantor, Debra Ramage Surran, formerly known as Debra R. Moore.</u>
- 5. 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.

Responsible Person Connected with the Transaction Debra Ramage Surran, formerly known as Debra R.

Moore

Sworn this September 12, 2025

Notary Public for South Carolina

My Commission Expires: 7-9-2030

SHERRI E. EDSALL Notary Public, State of South Carolina My Commission Expires 7/9/2030