

**Susan Kessler**  
Colleton County Register Of Deeds

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Office of the Colleton County Register Of Deeds



2025004632	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$387.40
COUNTY TAX	\$163.90
<b>PRESENTED &amp; RECORDED</b>	
09/16/2025 02:25:21 PM	
<b>SUSAN KESSLER</b>	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
<b>BK: RB 3483</b>	
<b>PG: 233-237</b>	

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

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Prepared By:

Charpia and Hammes, LLC  
215 W. 2nd South St.  
Summerville, SC 29483

STATE OF SOUTH CAROLINA )  
COUNTY OF COLLETON )

## GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS**, that **Fernando Humberto Cruz Aguilera**, in the State aforesaid, for and in consideration of the sum of ONE HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$149,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

**Daevon Lexie**

All Grantor's right, title and equitable or legal interest in and to:

ALL that certain piece, parcel, tract or lot of land known and designated as Lot No. 7, together with all buildings and improvements thereon, situate, lying and being near the southern edge of the Town of Walterboro, in Colleton County, South Carolina, and butting, bounding and measuring as follows: On the Northeast by Lot no. 6 now owned by Fannie G. Crosby, et al and measuring thereon Eighty- Three (83.0') feet, more or less; on the Southeast by Lot No. 25 now owned by the Estate of Melvin Sanders and measuring thereon Eighty-Nine and Five Tenths (89.5') feet, more or less; and on the Southwest by the Right-of-Way of a street now known as Lambright Circle and measuring thereon Eighty-Seven and Seven Tenths (87.7') feet, more or less; and on the Northwest by the Right-of-Way of a street now known as DeLoach Avenue and measuring Sixty (60') feet, more or less. Said lot is more fully shown, described and delineated by reference to a plat of Lot No. 6 and Lot No. 7 in a subdivision at the southern edge of Walterboro prepared by John H. DeLoach by S.S. Snook, RLS dated February 6, 1969 in Colleton County Plat Book 1 at Page 12.

SOUTHEASTERN TITLE COMPANY, LLC  
283 Treeland Drive, Unit C  
Ladson, SC 29456

**DERIVATION:**

This being the same property conveyed to Fernando Humberto Cruz Aguilera by Warranty Deed of Doll Property Group, LLC dated September 2, 2021 and recorded September 9, 2021 in Book 3012, Page 295, Colleton County, South Carolina.

Colleton County Tax Map No.: 179-08-00-248-000

Common Address: 354 Deloach Avenue, Walterboro, SC 29488

Grantor Address: 832 Phillips Road, Walterboro, SC 29488

Grantee Address: 354 Deloach Avenue, Walterboro, SC 29488

This conveyance is made SUBJECT TO:

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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 and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

**AND GRANTOR DOES** hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of Fernando Humberto Cruz Aguilera this 10<sup>th</sup> day of September and in the year of our Lord, Two Thousand and Twenty-Five (2025) and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the presence of:

*Calvin Deese*  
Witness No. 1  
*[Signature]*  
Witness No. 2 (NOTARY)

*Fernando Humberto Cruz Aguilera*  
*by [Signature] Charpia* His Attorney-in-Fact  
Fernando Humberto Cruz Aguilera  
By Randall L. Charpia  
His Attorney-In-Fact

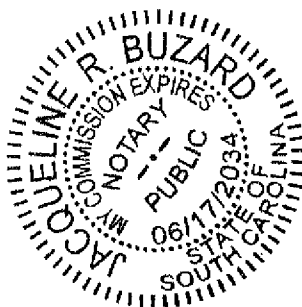
State of South Carolina

County of Colleton

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September 2025, by Fernando Humberto Cruz Aguilera, by Randall L. Charpia, his attorney-in-fact.

*[Signature]*  
Notary Public

Affix stamp/seal:



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 354 Deloach Avenue, Walterboro, SC 29488, Colleton County, State of South Carolina, TMS 179-08-00-248.000 by Fernando Humberto Cruz Aguilera to Daevon Lexie on 12th day of September, 2025.
3. Check one of the following: The Deed is  
☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth  
☐ 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 a distribution to a trust beneficiary  
☐ EXEMPT from the deed recording fee because: \_\_\_\_\_

If exempt under exemption #14, did the agent and principal relationship exist at the time of the original sale and was the purpose of the relation to purchase the realty? Yes \_\_\_\_\_ OR No \_\_\_\_\_

4. Check one of the following if either item 3(a) or 3(b) above has been checked.  
☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$149,000.00.  
☐ The fee is computed on the fair market value of the realty which is \_\_\_\_\_  
☐ 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 ☒ 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:                | \$149,000.00 |   |
| 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 the result here: | \$149,000.00 |   |

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$551.30.

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

Legal Rep

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.

Richard Lee Thomas III  
Responsible person connected with the Transaction

Richard Lee Thomas III

Print or Type Name Here

SWORN to before me this

12 day of Sept, 2025

[Signature]  
Notary Public for South Carolina

My commission expires: \_\_\_\_\_

