

**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



2025004639	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$91.00
COUNTY TAX	\$38.50
<b>PRESENTED &amp; RECORDED</b>	
09/16/2025 03:01:31 PM	
<b>SUSAN KESSLER</b>	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
<b>BK: RB 3483</b>	
<b>PG: 284-288</b>	

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

STATE OF SOUTH CAROLINA     )  
                                      )  
COUNTY OF COLLETON         )     TITLE TO REAL ESTATE  
                                      )     TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, that I, **Auguste Nugent**, hereinafter Grantor, in the State aforesaid, for and in consideration of the sum of Thirty Five Thousand and 00/100 (\$35,000.00) DOLLARS, in hand paid at or before the sealing and delivery of these presents by **GCF Properties, LLC, 836 Brick Road, Walterboro, South Carolina 29488**, hereinafter Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto **GCF Properties, LLC**, its Successors and Assigns, the following described property, to wit:

All that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in the Town of Walterboro, Verdier Township, County of Colleton, State of South Carolina, and being bounded as follows: On the Northeast One Hundred Three (103') Feet, more or less by lot now or formerly of Michael E. and Lisa H. Needham; on the Southeast Sixty-Six (66') Feet more or less by lots of Marion w. Sams, Jr. and Ina Mae Kinard, at al.

TMS# 163-16-00-212

Subject to all easements, restrictions and rights-of-way of record.

This being the same property conveyed to Auguste Nugent by Deed of George Nugent dated July 27, 1997 and recorded January 16, 1998 in the Colleton County Register of Deeds Office in Book 800 at Page 1.

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

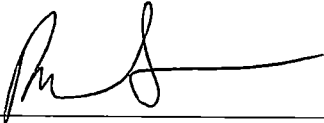
TO HAVE AND TO HOLD, all singular, the said Premises before mentioned unto the said GCF Properties, LLC, its Successors and Assigns forever. AND I do hereby bind myself, my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said GCF Properties,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


WITNESS my Hand and Seal this 5<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 \_\_\_\_\_

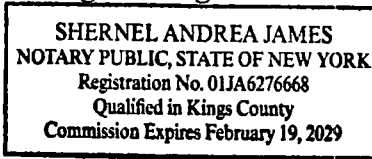
SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

  
\_\_\_\_\_  
Witness

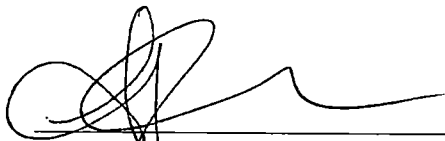
  
\_\_\_\_\_  
Notary  
New York  
STATE OF SOUTH CAROLINA )  
COUNTY OF \_\_\_\_\_ )

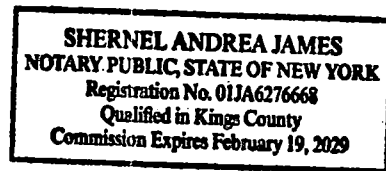
  
\_\_\_\_\_  
Auguste Nugent



ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September, 2025 by Auguste Nugent 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 New York  
Print Name: Shernel James  
My Commission Expires: 2-19-2029



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 118 Morrall Street, Colleton County Tax Map Number 163-16-00-212 was transferred Auguste Nugent to GCF Properties, LLC on September 9, 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 **\$35,000.00**.
  - (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>\$35,000.00</b> _____ |
| (B) Place the amount listed in item 5 above. (f no amount is listed, place a zero here) | <b>\$0.00</b> _____      |
| (C) Subtract Line 6(b) from Line 6(a) and place the result here:                        | <b>\$35,000.00</b> _____ |

7. The Deed recording fee is based on the amount listed on Line 6(c) above and the Deed recording fee due is **\$144.50**.

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 9th 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