

Susan Kessler
Colleton County Register Of Deeds

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2026002841	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$46.80
COUNTY TAX	\$19.80
PRESENTED & RECORDED	
05/26/2026 01:46:34 PM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3578	
PG: 139-143	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

COLLETON COUNTY, SC	
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This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

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 and singular the said premises before mentioned unto the said Grantee, his/her heirs and assigns forever.

AND THE GRANTOR does hereby bind Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his/her heirs and assigns, against the Grantor and the Grantor's heirs and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

(SIGNATURE PAGES FOLLOW)

STATE OF SOUTH CAROLINA

)

AFFIDAVIT

COUNTY OF COLLETON

)

(with an actual closing date of May 26, 2026

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 8.56 ac, Red Bird Lane, Colleton County, Walterboro, Walterboro, SC 29488 bearing Colleton County Tax Map Number 163-00-00-017, and was transferred by Karen G. Ruddle. to Clarence A. Grooms III. on May 26, 2026.

3. Check one of the Following: The Deed is

- (a) XX 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 a distribution to a trust beneficiary.
- (c) _____ Exempt from the deed recording fee because (See Information section of this affidavit);

(If exempt, please skip items 4-7, and go on 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 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) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$18,000.00.
- (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 XX 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: \$18,000.00
- (b) Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
- (c) Subtract line 6(b) from line 6(a) and place result here: \$18,000.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$66.60.

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

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.

SWORN to before me this 18th day of May, 2026.

Clarence A. Grooms III
Responsible Person Connected with the Transaction

Clarence A. Grooms III

Print or type the above name here

Notary Public for South Carolina
My Commission Expires: 3/2/2032

