

Susan Kessler
Colleton County Register Of Deeds

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2026002847	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
05/26/2026 02:57:22 PM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3578	
PG: 217-222	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

26-190

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF COLLETON)

KNOW ALL MEN BY THESE PRESENTS, that I, **Ashley Meagan Dantzler**, hereinafter Grantor, in the State aforesaid, for and in consideration of the sum of Five and 00/100 (\$5.00) DOLLARS, in hand paid at or before the sealing and delivery of these presents by **Edward Jay Dantzler, III, 322 Industrial 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 **Edward Jay Dantzler, III**, his Heirs and Assigns, the following described property, to wit:

All that certain piece, parcel or tract of land situate, lying and being about approximately 4 miles Northeast of Walterboro, County of Colleton, State of South Carolina, being shown and delineated on a plat of W. Gene Whetsell, RLS, dated September 10, 1983 and being Lot Number Two (2) of Block B of Lakeshore South, said lot measures One Hundred (100') feet, more or less, on the Northern and Southern lines and One Hundred Fifty (150') feet, more or less, on the Eastern and Western lines and is bounded on the North by State Road S-15-459, known as the Industrial Road; on the East by Lot Number One (1) shown on said plat on the South by other lands of Real Estate Investments and on the West by Lot Number Three (3) shown on said plat.

TMS# 132-00-00-091

This property includes a 1984 Thomasville 24'X48' manufactured home bearing serial number TH1GA24X441036041AB.

The lands above described are conveyed subject to the same restrictive covenants governing and controlling lots Number One (1) through Seven (7) of Lakeshore South Block C dated March 9, 1982 and recorded March 12, 1982 in Book 241 at Page 243 in the Office of the Clerk of Court for Colleton County, South Carolina which covenants are to run with the land hereby conveyed.

TMS#132-00-00-091

This being the same property conveyed to Ashley Meagan Dantzler by Deed of David Smoak and Lori Smoak dated April 13, 2023 and recorded April 17, 2023 in the Colleton County Register of Deeds Office in Book 3199 at Page 153.

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 Edward Jay Dantzler, III, his Heirs and Assigns forever. AND We do hereby bind ourselves, our Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Edward Jay Dantzler, III, his Heirs and Assigns, against us and our Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 21st day of May, in the year of our Lord two thousand twenty-six 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 _____

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 the back of this affidavit and I understand such information.
2. The property being transferred is located at Industrial Road bearing Colleton County Tax Map Number 132-00-00-091, was transferred by Ashley Meagan Dantzler to Edward Jay Dantzler, III on May 21, 2026.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit): This is a transfer between brother and sister, #4.

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. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
5. 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.



Benjamin C.P. Sapp, Attorney

SWORN to before me this
21st day of May, 2026



Notary Public for South Carolina
Print Name: Lori A. Smoak
My Commission Expires: 2-21-30

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-3C, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of the State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty,
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) 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, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quit claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit claim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act
- (16) U.S. C. Section 791(a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.