

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



2026002849	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$100.10
COUNTY TAX	\$42.35
PRESENTED & RECORDED	
05/26/2026 03:02:17 PM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3578	
PG: 232-236	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

26-189

STATE OF SOUTH CAROLINA)
)
COUNTY OF COLLETON)

TITLE TO REAL ESTATE
TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, that, **US Land & Timber, Inc.**, hereinafter Grantor, in the State aforesaid, for and in consideration of the sum of Thirty-eight Thousand Five Hundred and 00/100 (\$38,500.00) DOLLARS, in hand paid at or before the sealing and delivery of these presents by **Myra Lynette Allen, 737 Long Bluff Road, Summerville, South Carolina 29486**, 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 **Myra Lynette Allen**, her Heirs and Assigns, the following described property, to wit:

All that certain piece, parcel or tract of land situate, lying and being in the County of Colleton, State of South Carolina and being designated as Lot 6 and containing 0.5 of an acre, more or less, as shown on the plat entitled "Subdivision of Property as Requested for US Land and Timber, Inc." prepared by James C. Ulmer, P. L. S. dated September 27, 2025 and recorded in the Colleton County Register of Deeds Office in Plat Book 971 at Page 57 to which aforesaid Plat reference is hereby specifically craved for a full and complete description.

TMS# 047-00-00-126

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

This being a portion of the same property conveyed to U.S. Land & Timber, Inc. by Deed of Jeb S. Smoak and Danner M. Smoak dated February 13, 2025 and recorded February 21, 2025 in the Colleton County Register of Deeds Office in Book 3407 at Page 168, and by Deed of Joey T. Smoak dated February 11, 2025 and recorded February 21, 2025 in the Colleton County Register of Deeds Office in Book 3407 at Page 173.

Per the Corporate Resolution dated August 27, 2024 and recorded in the Colleton County Register of Deeds Office in Book 3351 at Page 178, John B. Fishburne, President of U.S. Land & Timber, Inc. is authorized to sign this document.

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 Myra Lynette Allen, her Heirs and Assigns forever. AND the Grantor does hereby bind itself, its Successors, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Myra Lynette Allen, her Heirs and Assigns, against the Grantor and its Successors, 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 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 147 Praxis Court, Colleton County Tax Map Number 047-00-00-126 was transferred by US Land & Timber, Inc. to Myra Lynette Allen on May 21, 2026.
3. Check one of the following. The Deed is
 - (A) 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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$38,500.00.
 - (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 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: | \$38,500.00 _____ |
| (B) Place the amount listed in item 5 above. (if no amount is listed, place a zero here) | \$0.00 _____ |
| (C) Subtract Line 6(b) from Line 6(a) and place the result here: | \$38,500.00 _____ |

7. The Deed recording fee is based on the amount listed on Line 6(c) above and the Deed recording fee due is \$157.45.

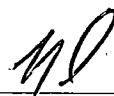
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.

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 21st day of May, 2026



Notary Public for South Carolina
Print Name: Lori A. Smoak
My Commission Expires: February 21, 2030



Benjamin C.P. Sapp, Attorney