

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



2026002851	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$104.00
COUNTY TAX	\$44.00
PRESENTED & RECORDED	
05/26/2026 03:10:23 PM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3578	
PG: 249-253	

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 **U.S. Land & Timber, Inc. and Bonnie Doone, Inc.**, hereinafter Grantors, in the State aforesaid, for and in consideration of the sum of Forty Thousand and 00/100 (\$40,000.00) DOLLARS, in hand paid at or before the sealing and delivery of these presents by **Brenda L. McMillan, 1834 Sunrise Road, Smoaks, South Carolina 29481**, 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 **Brenda L. McMillan**, her Heirs and Assigns, the following described property, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Colleton, State of South Carolina containing 2.18 acres, more or less, and being designated as Lot C on a survey prepared by James C. Ulmer, PLS 16495 dated June 16, 2021 and recorded in the Colleton County Register of Deeds Office in Plat Book 959 at Page 30. The said lot measuring and being bounded as follows, to wit: Measuring 278.12' feet, more or less, on the North and being bounded thereon by lands, now or formerly, of U.S. Land and Timber, Inc. and Bonnie Doone, Inc.; Measuring 524.98' feet, more or less, on the East and being bounded thereon by lands, now or formerly, of U.S. Land and Timber, Inc. and Bonnie Doone, Inc.; Measuring 50.08' feet, more or less, on the South and being bounded thereon by a 66' right-of-way known as Peurifoy Road; Measuring 212.99' feet, more or less, on the West and being bounded thereon by lands, now or formerly, by Tyrone L. Elliott; Measuring 220.62' feet, more or less, on the South and being bounded thereon by lands, now or formerly, of Tyrone L. Elliott and Rosa L. Bridges; Measuring 310.15' feet, more or less, on the West and being bounded thereon by lands, now or formerly, of Richard S. Tabb.

TMS# 180-01-00-120

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

This being the same property conveyed to U.S. Land and Timber, Inc. and Bonnie Doone, Inc. by Special Referee's Deed and recorded August 01, 2025 in the Colleton County Register of Deeds Office in

Book 3467 at Page 229.

US Land & Timber:

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.

Bonnie Doone:

Per the Corporate Resolution dated August 27, 2024 and recorded in the Colleton County Register of Deeds Office in Book 3351 at Page 175, John B. Fishburne, President of Bonnie Doone, 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 Brenda L. McMillan, her Heirs and Assigns forever. AND the Grantors do hereby bind themselves, their Successors, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Brenda L. McMillan, her Heirs and Assigns, against the Grantors and their Successors, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

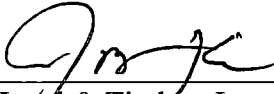
WITNESS my Hand and Seal this 21st day of May, in the year of our Lord two thousand twenty-six and in the two hundred and fiftieth year of the Sovereignty and Independence of the United States of America.

_____ the remainder of this page is left blank intentionally _____


SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



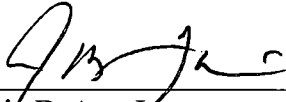
Witness
Print Name: Levonda Melton



U.S. Land & Timber, Inc.
By: John B. Fishburne
Its: President

- 

Notary
Print Name: Benjamin C.P. Sapp




Bonnie Doone, Inc.
By: John B. Fishburne
Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF COLLETON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 21st day of May, 2026 by John B. Fishburne, President of U.S. Land & Timber, Inc. and Bonnie Doone, Inc., 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
Print Name: Benjamin C.P. Sapp
My Commission Expires: June 1, 2026

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 Peurifoy Road, Colleton County Tax Map Number 180-01-00-120 was transferred by U.S. Land & Timber, Inc. and Bonnie Doone, Inc to Brenda L. McMillan 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 \$40,000.00.
(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 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: | \$40,000.00 _____ |
| (B) Place the amount listed in item 5 above. (f no amount is listed, place a zero here) | \$0.00 _____ |
| (C) Subtract Line 6(b) from Line 6(a) and place the result here: | \$40,000.00 _____ |

7. The Deed recording fee is based on the amount listed on Line 6(c) above and the Deed recording fee due is \$163.00.

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