

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



2026002818	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
05/26/2026 08:42:09 AM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3578	
PG: 7-14	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

COLLETON COUNTY, SC	
2026002818	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
05-26-2026	08:42:09 AM
SUSAN KESSLER	
REGISTER OF DEEDS	
BK:RB 3578 PG:7-14	

File No: ARS-129446
Grantor's Loan No. 1100212825

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Patrick J. Norton, South Carolina Bar No. 102554, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

Exempt: Section 12-24-40(1)

Tax Map Number: 038-00-00-072.000

State of South Carolina)
)
County of Colleton) **QUITCLAIM DEED**

Rodney L. Gant who acquired title as Rodney L. and Aline Gant, ("Grantor"), in the State aforesaid, for and in consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Rodney L. Gant and Aline Gant**, husband and wife as joint tenants with right of survivorship and not as tenants in common, ("Grantee"), whose tax mailing address is 2343 Lumber Road, Ruffin, SC 29475, their heirs and assigns forever ("Exceptions") set forth below, with quitclaim covenants, the following described real estate:

ALL that certain piece, parcel or tract of land, situate, lying and being approximately two and one tenth (2.1) miles Northwest of the Town of Williams, County of Colleton, State of South Carolina, containing eighty-two hundredths (0.82) of an acre, more or less, and measuring and bounded, now or formerly, as follows: On the North by lands of Rose Lee

Ackerman and Warren Gant, Jr. and measuring thereon One Hundred Fifty (150.00) feet; on the East by South Carolina Highway #362 and measuring thereon Two Hundred Forty-one and two tenths (241.2) feet; on the south by a canal separating this land from the lands of Rose Lee Ackerman and Warren Gant, Jr. for a distance of One Hundred Fifty (150.00) feet; and on the West by lands of Rose Lee Ackerman and Warren Gant, Jr. for a distance of Two Hundred Forty-one and two tenths (241.2) feet, be all distances more or less, all of which will more fully appear by reference to a plat prepared by R.L. Hiers, dated November 4, 1983, and recorded July 25, 1984, in Plat Book 23 at Page 83, in the Office of the Clerk of Court for Colleton County, South Carolina.

TMS No 038-00-00-072.000

Property Address is: 2343 Lumber Road, Ruffin, SC 29475

Being the same property conveyed to Rodney L. & Aline Gant from Varrie Gant by Warranty Deed dated July 25, 1984 and recorded July 26, 1984 among the Land Records of Colleton County, State of South Carolina in Book 296, Page 197

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e. any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on May 4, 2026:

Rodney L. Gant
Rodney L. Gant who acquired title
as Rodney L.

Aline Gant
Aline Gant

Witness Grantor's hand this 4th day of May, 2026.

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Arizona Gant
Witness (signature on above line)

Arizona Gant
Printed Name

Timothy S. Vandenberg
Witness (signature on above line)

Timothy S. Vandenberg
Printed Name

STATE OF South Carolina
COUNTY OF Colleton

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Rodney L. Gant** and **Aline Gant**, personally known to me, or has produced driver's license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of May, 2026.

Timothy S. Vandenberg
Notary Public



Title No: ARS-129446

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLLETON, STATE OF SOUTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

ALL that certain piece, parcel or tract of land, situate, lying and being approximately two and one tenth (2.1) miles Northwest of the Town of Williams, County of Colleton, State of South Carolina, containing eighty-two hundredths (0.82) of an acre, more or less, and measuring and bounded, now or formerly, as follows: On the North by lands of Rose Lee Ackerman and Warren Gant, Jr. and measuring thereon One Hundred Fifty (150.00) feet; on the East by South Carolina Highway #362 and measuring thereon Two Hundred Forty-one and two tenths (241.2) feet; on the south by a canal separating this land from the lands of Rose Lee Ackerman and Warren Gant, Jr. for a distance of One Hundred Fifty (150.00) feet; and on the West by lands of Rose Lee Ackerman and Warren Gant, Jr. for a distance of Two Hundred Forty-one and two tenths (241.2) feet, be all distances more or less, all of which will more fully appear by reference to a plat prepared by R.L. Hiers, dated November 4, 1983, and recorded July 25, 1984, in Plat Book 23 at Page 83, in the Office of the Clerk of Court for Colleton County, South Carolina.

Parcel ID: 038-00-00-072.000

Commonly known as: 2343 Lumber Road, Ruffin, SC 29475

However, by showing this address no additional coverage is provided

Being the same property conveyed to Rodney L. & Aline Gant from Varrie Gant by Warranty Deed dated July 25, 1984 and recorded July 26, 1984 among the Land Records of Colleton County, State of South Carolina in Book 296, Page 197 Instrument No. .

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 2343 Lumber Road, Ruffin, SC 29475 bearing Colleton County Tax Map Number 038-00-00-072.000, and described as in Exhibit A, attached, was transferred by Rodney L. Gant who acquired title as Rodney L. and Aline Gant to Rodney L. Gant and Aline Gant on May 4, 2016
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 a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because (See Information section of affidavit): Section 12-24-40(1): This deed is exempt from

transfer tax because the consideration is less than \$100.00

(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 _____
- (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 A 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 here: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.) _____
- (c) Subtract Line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: _____

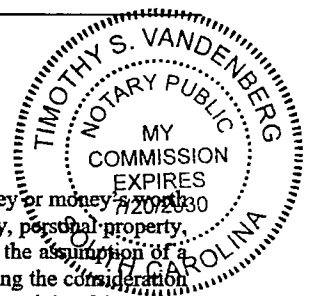
8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTOR

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.

Rodney L. Gant
Responsible Person Connected with the Transaction
Rodney L. Gant
Print or Type Name Here

SWORN to before me this 4th
day of May 2026
Timothy S. Vandenberg

Notary Public for Colleton County, SC
My Commission Expires: 20 Jul 2030



INFORMATION

Except as provided in this paragraph, the term "value" means A 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, A 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 12-24-30, 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 this 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.

EXHIBIT A (LEGAL DESCRIPTION)

ALL that certain piece, parcel or tract of land, situate, lying and being approximately two and one tenth (2.1) miles Northwest of the Town of Williams, County of Colleton, State of South Carolina, containing eighty-two hundredths (0.82) of an acre, more or less, and measuring and bounded, now or formerly, as follows: On the North by lands of Rose Lee Ackerman and Warren Gant, Jr. and measuring thereon One Hundred Fifty (150.00) feet; on the East by South Carolina Highway #362 and measuring thereon Two Hundred Forty-one and two tenths (241.2) feet; on the south by a canal separating this land from the lands of Rose Lee Ackerman and Warren Gant, Jr. for a distance of One Hundred Fifty (150.00) feet; and on the West by lands of Rose Lee Ackerman and Warren Gant, Jr. for a distance of Two Hundred Forty-one and two tenths (241.2) feet, be all distances more or less, all of which will more fully appear by reference to a plat prepared by R.L. Hiers, dated November 4, 1983, and recorded July 25, 1984, in Plat Book 23 at Page 83, in the Office of the Clerk of Court for Colleton County, South Carolina.