

**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



<b>2026002824</b>	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
<b>PRESENTED &amp; RECORDED</b>	
05/26/2026 10:30:22 AM	
<b>SUSAN KESSLER</b>	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
<b>BK: RB 3578</b>	
<b>PG: 60-64</b>	

**SUSAN KESSLER**  
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA





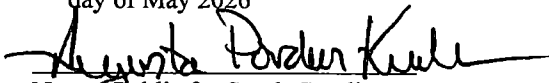
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF DORCHESTER )

Date of Transfer of Title  
AFFIDAVIT May 13, 2026

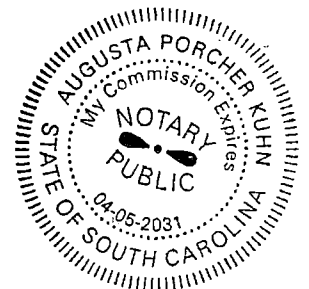
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred BY **BRIAN GERARD, A/K/A BRYAN GERARD TO BRIAN GERARD and BRENDA GERARD, as Joint Tenants with Rights of Survivorship (and not as Tenants in Common)**, ON May 13, 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 a distribution to a trust beneficiary.  
(c) X EXEMPT from the deed recording fee because (Exemption 1, Transferring property to joint tenancy with rights of survivorship).
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.  
(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 n/a.  
(c) \_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a.
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 n/a.
6. The DEED Recording Fee is computed as follows:  
(a) \_\_\_\_\_ the amount listed in Item #4 above.  
(b) \_\_\_\_\_ the amount listed on Item #5 above (no amount, please zero).  
(c) \_\_\_\_\_ subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
8. 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  
13<sup>th</sup> day of May 2026

  
Notary Public for South Carolina  
My Commission expires: 4-5-31

  
BRIAN GERARD, A/K/A BRYAN GERARD



**EXHIBIT A**

All certain piece, parcel or tract of land situate, lying and being off Scuffletown Road, Colleton County, South Carolina, known and designated as Parcel B on that certain plat of Four Corners Surveying, Inc., dated March 19, 2008, revised May 1, 2013 recorded in the Register of Deeds Office for Colleton County in Plat Book 36 at Page 241. For further description please reference to the plat which is incorporated herein by reference.

Together with a 50 foot right of ingress-egress and utility easement on said plat.

BEING the same property conveyed to BRYAN GERARD by Deed of LARRY V GERARD, dated April 4, 2014 and recorded April 4, 2014 in the Register of Deeds Office for Colleton County in Record Book 2207 at Page 135.

**TMS #: 190-00-00-164.000**

**Physical Property Address: 65 Betsy Lane  
Ruffin, SC 29475**