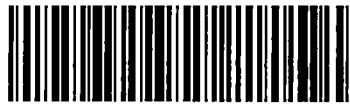


Susan Kessler
Colleton County Register Of Deeds

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



2026002825	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
05/26/2026 10:37:13 AM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3578	
PG: 65-73	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

RECORDING REQUESTED BY:
James Anthony Priester

INSTRUMENT PREPARED BY:
Timothy Allen Lemacks
3655 sidneys rd
Walterboro , South Carolina 29488

(Above reserved for official use only)

RETURN DEED TO:
James Anthony Priester
3655 Sidneys rd
Walterboro , South Carolina, 29488

SEND TAX STATEMENTS TO:
James Anthony Priester
3655 Sidneys rd
Walterboro , South Carolina, 29488

QUIT CLAIM DEED FOR SOUTH CAROLINA

STATE OF SOUTH CAROLINA
COUNTY OF COLLETON

THIS DEED is made this day of May 26, 2026, by and between the "**Grantor,**"

Timothy Allen Lemacks , an unmarried individual residing at 3655 sidneys rd,
Walterboro , South Carolina 29488

AND the "**Grantee,**"

James Anthony Priester , an unmarried individual residing at 3655 Sidneys rd,
Walterboro , South Carolina 29488

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Colleton county, South Carolina, subject to any

restrictions herein:

Property Address: 3655 Sidneys rd , Walterboro , South Carolina 29488

Legal description(s) attached separately.

Vesting Information / Property Interest: Grantee receives whatever interest Grantor holds in the Property.

[SIGNATURE PAGE FOLLOWS]

WITNESSES

On this the 26 day of 5, 2026, the foregoing instrument was sworn to and acknowledged before me by the person(s) known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument: the Grantor(s), Timothy Allen Lemacks . I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

x/ Alexa P. Tutten
Date: 5-26-26
Print Name: Alexa P. Tutten
Address: 40 Kelvin St.
Walterboro, SC 29488

SECOND WITNESS

~~x/ [Signature]~~ William DeLoach
Date: 5-26-26
Print Name: James P. Lester
Address: 1079 Rhoads dr
Cottageville, SC
JP

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 5/26/26
(date).

Grantor (or authorized agent)

x/ 

Print Name: Timothy Allen Lemacks

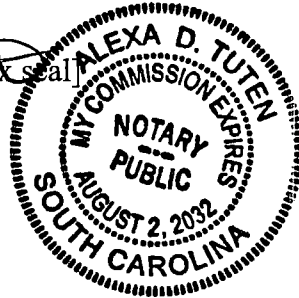
NOTARY ACKNOWLEDGMENT

I, Alexa D. Tuten hereby certify that **Timothy Allen Lemacks** whose name is signed to the foregoing, and who is known to me, or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

Print Name: Alexa D. Tuten Commission Expires: 8/2/32

Signature: *Alexa D. Tuten* Attach seal

Date: May 26th, 2020



State of South Carolina

County of COLLETON

NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION
DEED OF DISTRIBUTION TO
TIMOTHY ALLEN LEMACKS

ESTATE OF WILLIAM GEORGE WALKER
2023-ES-15-00163

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, WITH BUILDINGS AND IMPROVEMENTS THEREON SITUATE, LYING AND BEING ABOUT 7 MILES NORTHEAST OF WALTERBORO, COLLETON COUNTY, SOUTH CAROLINA, CONTAINING 1.70 ACRES, MORE OR LESS, AND BEING SHOWN AS LOT "D" ON A PLAT ENTITLED "SUBDIVIDE BOUNDARY SURVEY PREPARED FOR RENAE WALKER WHALEY" DATED SEPTEMBER 22, 2023, PREPARED BY THOMAS GORDON McLEOD, PLS 8611, SAID PLAT BEING RECORDED IN THE REGISTER OF DEEDS OFFICE FOR COLLETON COUNTY IN BOOK PL965 AT PAGE 74, AND SAID TRACT BEING BOUNDED AND MEASURING AS FOLLOWS: ON THE NORTHEAST BY LOT "A" AS SHOWN ON SAID PLAT, AND MEASURING THEREON ONE HUNDRED NINETY-ONE AND FOURTEEN HUNDREDTHS (191.14') FEET; ON THE SOUTHEAST BY SIXTY-SIX (66') FOOT RIGHT OF WAY S-15-21 AND MEASURING THEREON FOUR HUNDRED SIXTY-EIGHT AND SIXTY-ONE HUNDREDTHS (468.61) FEET; ON THE SOUTHWEST BY LANDS OF DANIEL J. WALLER AND MEASURING THEREON ONE HUNDRED SEVENTY-TWO AND FORTY-NINE HUNDREDTHS (172.49') FEET; AND ON THE NORTHWEST BY LOT "B" AS SHOWN ON SAID PLAT AND MEASURING THEREON THREE HUNDRED NINETY-THREE AND SIXTEEN HUNDREDTHS (393.16') FEET; BE ALL THE SAID MEASUREMENTS MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS SHOWN ON THE PLAT ENTITLED "SUBDIVIDE BOUNDARY SURVEY PREPARED FOR RENAE WALKER WHALEY" DATED SEPTEMBER 22, 2023, PREPARED BY THOMAS GORDON McLEOD, PLS 8611, RECORDED IN THE REGISTER OF DEEDS OFFICE FOR COLLETON COUNTY IN BOOK PL965 AT PAGE 74, AS A 30' WIDE EASEMENT ACROSS LOT "D" FROM SIXTY-SIX (66') FOOT RIGHT-OF-WAY S-15-21 TO LOT "B," THE SAID EASEMENT FURTHER BEING SHOWN AS BEING FIFTY (50') FEET WIDE AT THE POINT ADJACENT TO THE RIGHT-OF-WAY OF S-15-21.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM GEORGE WALKER BY DEED OF DANIEL F. WALKER, JR., JAMES H. WALKER, ARTHUR DONALD WALKER, JOHN FURMAN WALKER, IRENE P. DIETZ, and CHARLES E. WALKER DATED APRIL 15, 1988 AND RECORDED APRIL 15, 1988 IN THE OFFICE OF THE CLERK OF COURT FOR COLLETON COUNTY IN DEED BOOK 411 AT PAGE 333.

P/O TMS# 116-00-00-061

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 3655 Sidneys Rd
bearing _____ County Tax Map Number 116-00-00-061, was transferred
by Timothy Allen Lemacks
James Anthony Piester on 5/26/26 to _____

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) 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 _____
- (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: _____

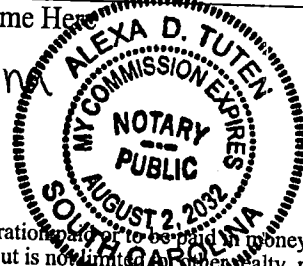
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: _____

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

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.

[Signature]
Responsible Person Connected with the Transaction
Timothy Leavicks
Print or Type Name Here

SWORN to before me this 26th
day of May 2020
[Signature]
Notary Public for Colleton, South Carolina
My Commission Expires: 8/2/32



INFORMATION

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