



2020003351

DEED	2025000331
RECORDING FEES	\$15.00
STATE TAX	\$65.00
COUNTY TAX	\$27.50
GRAND TOTAL	

PRESENTED & RECORDED: 07-08-2020 03:00:34 PM

BK: RB 2860

PG: 181 - 183

JD BRYAN
ATTORNEY AT LAW

DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

Return to J.D. Bryan, PO Box 1111, Walterboro, SC 29488
Grantee's Address: Ciera R. Hilton and Linsey K. Hilton
1160 Smoak Road, Walterboro, SC 29488

TMS#181-00-00-007

Know all Men by these Presents, that I, William F. Syfrett, of the State of South Carolina, in consideration of the amount of Twenty-Five Thousand Dollars (\$25,000.00), in hand paid at and before the sealing and delivery of these presents by Ciera R. Hilton and Linsey K. Hilton, hereinafter grantees, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto the said grantees, their heirs and assigns forever, the following described real property, to wit:

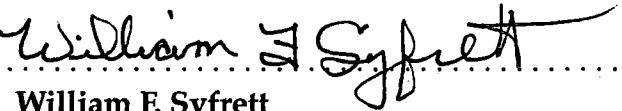
All that certain parcel of land situate lying and being in the County of Colleton, State of South Carolina, measuring and containing Six and Thirty-Four-Hundredths (6.34) acres, more or less, and measuring and bounded as shown on a plat entitled "Boundary Survey for Ciera Hilton & Linsey Kay Lynn Hilton," dated May 25, 2020, by Mark M. Carter, Professional Engineer & Land Surveyor, to be recorded contemporaneously with this deed, and incorporated herein by reference; including a twenty foot right-of-way for ingress and egress across lands of James P. & Shonda Strickland, to the above-described property, now known as Red Dog Lane; and bearing Colleton County TMS No 181-11-00-007.

This being the same tract of land conveyed to the grantor by tax deed of Ione C. Fennell, Tax Collector for Colleton County dated 20 May 2013 and recorded in the office of the Register of Deeds on 28 May 2013 in Deed Book 2123 at page 24, which conveyance was confirmed by the Court as is shown by the Order recorded in the office of the Register of Deeds in Book 2405 at page 67 on 16 March 2016.

Property address: 105 Creeland Lane, Walterboro, SC, 29488

To have and to hold, all and singular the premises before mentioned unto the said Ciera R. Hilton and Linsey K. Hilton, their heirs and Assigns, against me and my heirs and against every person whomsoever lawfully claiming, or to claim the same or any part thereof. Together with, all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining, said Premises before mentioned and improvements and fixtures thereupon to Grantees, their heirs and Assigns, forever.

Witness my Hand and Seal, this first (1st) day of July, 2020.

(L.S.) 
William F. Syfrett

Signed, sealed, and delivered this first (1st) day of July, 2020 in the presence of


Sara M. Lovelace

Witness


M. Bryan

Witness

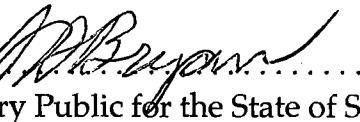
State of South Carolina,)
County of Colleton.)

The foregoing instrument was acknowledged before me this first (1st) day of July, 2020 by William F. Syfrett, personally, who (check one)

..... is known to me or

..... was proved to me on the basis of satisfactory evidence to be the person whc executed the foregoing instrument.

in the presence of the two witnesses whose signatures appear above, and whc acknowledged under oath that he is William F. Syfrett and that he executed the deed for the purposes and consideration therein expressed.

(L.S.) 
Notary Public for the State of South Carolina.

Print name: J. D. Bryan.....

My Commission expires: 15 May 2024

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 was transferred by William F. Syfrett
to Ciera R. Hilton and Linsey K. Hilton on 1 July 2020

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): _____ (Explanation required)
(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 \$25,000.00

(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 here: \$25,000.00
(B) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here.)
(C) Subtract Line 6(b) from Line 6(a) and place the result here: \$25,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$92.50

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

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.

William F. Syfrett
Responsible Person Connected with the Transaction

William F. Syfrett

Print or Type Name Here

Sworn this 1st day of July 2020

William F. Syfrett
Notary Public for South Carolina
My Commission Expires: 05/15/2024