

COLLETON COUNTY ASSESSOR

Tax Map: 152-00-00-289

Date: 02/18/2021

THOMAS W. HILL - BLB

PREPARED BY:

Holler Law Firm, LLC
185 Plains Road, Suite 100W
Milford, CT 06461

RETURN AFTER RECORDING TO:

Solidifi Title & Closing, LLC
88 Silva Lane, Suite 210
Middletown, RI 02842

COLLETON COUNTY, SC	
2021000751	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
02-02-2021	01:22:15 PM
DEBORAH H. GUSLER	
REGISTER OF DEEDS	
BK:RB 2933	PG:216-220

STATE OF SOUTH CAROLINA)
COUNTY OF *Colleton*) **QUIT CLAIM DEED**
)

KNOW ALL MEN BY THESE PRESENTS, THAT Thad Byrd a/k/a William Thad Byrd, (hereinafter referred to as Grantor) for and in consideration of the sum of Ten (\$10.00) Dollars, to Grantor in hand paid at and before the sealing of these presents by William Thad Byrd (hereinafter referred to as Grantee), in the State aforesaid, (the receipt of which is hereby acknowledged) has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the Grantee, his/her successors, heirs and assigns, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Grantee's Address: 11407 Cottageville Hwy COTTAGEVILLE, SC 29435

This conveyance is made subject to easements and/or restrictions of record and otherwise affecting the property.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said, Grantee, his/her successors, heirs and assigns, forever so that neither the said Grantor nor his/her heirs, nor any other person or persons claiming under him/her shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforementioned premises or appurtenances, or any part of parcel thereof..

IN WITNESS WHEREOF, the said Grantor has hereunto set my Hand and Seal, this 21st day of January, 2021.

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

Thomas Vaughan Thad Byrd A/K/A W. W. Thad Byrd
Witness No. 1 THAD BYRD A/K/A WILLIAM THAD BYRD
W. Barnwell Vaughan H. F. F. A. B.
Witness No. 2 W. Barnwell Vaughan

STATE OF SC)

COUNTY OF Colleton) PROBATE

Personally appeared before me, the undersigned witness and made oath that s/he saw the within named Grantor sign, seal, and as his/her act and deed, deliver the within written Deed; and that he/she, with the other witness subscribed above witnessed the execution thereof.

Thomas Vaughan
Witness
T. H. G. H. F. F. A. B.
Sworn to before me this 21 day of

January, 20 21
W. Barnwell Vaughan

Notary Public for SC

My commission expires: 9/3/2025

W Barnwell Vaughan
Notary Public, State of South Carolina
My Commission Expires 9/3/2025

STATE OF SOUTH CAROLINA)
COUNTY OF Colleton)

Affidavit

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 11407 Cottageville Hwy, Cottageville, SC 29435, bearing _____ County Tax Map Number 152-00-00-289.000, was transferred by Thad Byrd to William Thad Byrd on JANUARY 21, 2021.
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):
12. Cure of title (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
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 "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:
Grantee.
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.

SWORN to before me this
day of January 2021

Notary Public for W. Barnwell Vaughan
My Commission Expires: 9/3/2025

William Thad Byrd
Responsible Person Connected with the Transaction
William Thad Byrd
Print or Type Name Here

W Barnwell Vaughan
Notary Public, State of South Carolina
My Commission Expires 9/3/2025

LEGAL DESCRIPTION

EXHIBIT "A"

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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE EASTERN EDGE OF THE TOWN OF COTTAGEVILLE, IN COLLETON COUNTY, SOUTH CAROLINA, CONTAINING ONE AND EIGHTY-THREE HUNDREDTHS (1.83) ACRES, MORE OR LESS, AND BEING BOUNDED NOW OR FORMERLY AS FOLLOWS: ON THE NORTHEAST MEASURING TWO HUNDRED (200.00') FEET, MORE OR LESS, AND BEING BOUNDED THEREON BY LANDS FORMERLY OF WILSON R. REYNOLDS, NOW LANDS OF LYNNE R. RHODES; ON THE SOUTHEAST MEASURING FOUR HUNDRED (400.00') FEET, MORE OR LESS, AND BEING BOUNDED THEREON BY LANDS OF LYNNE R. RHODES; ON THE SOUTHWEST MEASURING TWO HUNDRED (200.00') FEET, MORE OR LESS, AND BEING BOUNDED THEREON BY THE SEVENTY-FIVE (75.00') FOOT RIGHT-OF-WAY OF U. S. ROUTE 17-A; AND ON THE NORTHWEST MEASURING FOUR HUNDRED (400.00') FEET, MORE OR LESS, AND BEING BOUNDED THEREON BY LANDS FORMERLY OF WILSON R. REYNOLDS, NOW BEING LANDS OF LYNNE R. RHODES. FOR A MORE DETAILED DESCRIPTION, REFERENCE IS MADE TO THAT CERTAIN PLAT PREPARED BY THOMAS GORDON MCLEOD, R. L. S., #8611, DATED MARCH 22, 1994, ENTITLED "BOUNDARY PLAT PREPARED FOR MARK D. RUTTER", RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR COLLETON COUNTY, SOUTH CAROLINA, IN PLAT BOOK 30 AT PAGE 720.

THIS BEING THE SAME PROPERTY CONVEYED TO PAMELA ANNE DENNIS BY DEED OF MARK D. RUTTER, DATED MAY 30, 2000 AND RECORDED MAY 31, 2000, IN DEED BOOK 901 AT PAGE 249, IN THE OFFICE OF THE CLERK OF COURT FOR COLLETON COUNTY, SOUTH CAROLINA.

ALSO

ALL THAT CERTAIN PIECE, PARCEL OR STRIP OF LAND SITUATE, LYING AND BEING IN THE EASTERN EDGE OF THE TOWN OF COTTAGEVILLE, COUNTY OF COLLETON, STATE OF SOUTH CAROLINA, MEASURING AND BOUNDED NOW OR FORMERLY AS FOLLOWS: MEASURING FORTY-ONE AND FIFTY-SIX HUNDREDTHS (41.56') FEET ON THE NORTHWEST AND BOUNDED THEREON BY LANDS FORMERLY OF WILSON R. REYNOLDS, NOW LANDS OF LYNNE R. RHODES; MEASURING FOUR HUNDRED (400.00') FEET, ON THE SOUTHEAST AND BOUNDED THEREON BY LANDS OF FRANKIE A. HOFF, N/K/A FRANKIE A. WALFIELD; MEASURING FORTY-ONE AND FIFTY-SIX HUNDREDTHS (41.56') FEET ON THE SOUTHWEST AND BOUNDED THEREON BY SEVENTY-FIVE (75.00') FOOT RIGHT-OF-

WAY OF U. S. ROUTE 17-A; AND MEASURING FOUR HUNDRED (400.00') FEET ON THE NORTHWEST AND BOUNDED THEREON BY LANDS OF MARK D. RUTTER AND LANDS OF WILSON R. REYNOLDS, NOW LANDS OF LYNNE R. RHODES, AS REFERENCE TO A PLAT PREPARED BY THOMAS GORDON MCLEOD, R.L.S., DATED MARCH 22, 1994, AND RECORDED IN PLAT BOOK 30 AT PAGE 270, WILL MORE FULLY SHOW.

THIS BEING THE SAME PROPERTY CONVEYED TO PAMELA ANNE DENNIS BY DEED OF MARK D. RUTTER, DATED MAY 30, 2000 AND RECORDED MAY 31, 2000, IN DEED BOOK 901 AT PAGE 249, IN THE OFFICE OF THE CLERK OF COURT FOR COLLETON COUNTY, SOUTH CAROLINA.

PARCEL ID #152-00-00-289.000

THIS BEING THE SAME PROPERTY CONVEYED TO THAD BYRD FROM PAMELA ANNE DENNIS, IN A DEED DATED NOVEMBER 15, 2007 AND RECORDED DECEMBER 03, 2007, IN BOOK 1579 PAGE 319.

THIS BEING THE SAME PROPERTY CONVEYED TO WILLIAM THAD BYRD FROM THAD BYRD A/K/A WILLIAM THAD BYRD, IN A DEED DATED JANUARY 21, 2021 AND BEING RECORDED SIMULTANEOUSLY HERE WITHIN.

Property Commonly Known As: 11407 Cottageville Hwy, Cottageville, SC 29435
Parcel ID: 152-00-00-289.000