

Return to:
 Browder Law Firm, LLC
 202 W 6th North Street
 Summerville, SC 29483

COLLETON COUNTY, SC	
2022004248	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$780.00
COUNTY TAX	\$330.00
07-05-2022	02:57:29 PM
DEBORAH H. GUSLER	
REGISTER OF DEEDS	
BK:RB 3116 PG:300-303	

STATE OF SOUTH CAROLINA)
)
 COUNTY OF COLLETON) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, THAT, SPELL GROUNDS, LLC, ("Grantor) in the State and County aforesaid for and in consideration of the sum of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 DOLLARS (\$299,999.00) DOLLARS, to the said Grantor in hand paid at and before the sealing and delivery of these presents by KIMBERLEE GARRISON ("Grantee") 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 KIMBERLEE GARRISON, ("Grantee"), his heirs, in the property described as follows, to wit:

All that certain piece, parcel or lot of land situate, lying and being North of Round 0 in the County of Colleton, State of South Carolina, being known and designated as Lot 26 as shown on a plat entitled "BELL MEADOW SUBDIVISION - CONSISTING OF 35.327 ACRES — LOTS ONE THROUGH THIRTY-ONE TMS 117-00-00-126 " prepared by Jerry L. Fowler, R.L.S. 15178, dated November 2, 2007, and recorded in the Office of the Register of Deeds for Colleton County in Plat Book 814 at Page 7. For a more complete description, reference may be had to said plat.

This being a portion of the property conveyed to Spell Grounds, LLC by deed of U.S. Land and Timber, Inc., dated December 3, 2009 recorded December 8, 2009 in the Office of the Register of Deeds for Colleton County in Record Book 1807 at Page 77.

TMS# 117-00-00-156

Grantee's Address:
 194 Dandelion Court
 Round O, SC 29474

DEED PREPARED BY KENNETH A. CAMPBELL, JR., ESQUIRE
WITHOUT BENEFIT OF TITLE EXAMINATION

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 Grantees.

AND the said Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Grantee(s), the Grantee(s) Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors, Assigns and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

-----The remainder of this page intentionally left blank-----

WITNESS Grantor's Hand and Seal, this 20 day of June in the year of our Lord two thousand twenty-two.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Witness 1: Signature

Witness 1: Printed

MARK GODOFSKY

SPELL GROUNDS, LLC

By: Darwin Walker

Its: Sole Member

Rosemarie Clark

Witness 2: Signature

Rosemarie Clark

Witness 2: Printed

STATE OF NS)

COUNTY OF BOLIVAN)

The foregoing instrument was acknowledged before me this 20 day of June, 2022 by Darwin Walker Sole Member of SPELL GROUNDS, LLC., who is personally known to me, or who is proved to me on the basis of satisfactory evidence to be the person or persons, who executed the foregoing instrument.

Notary: Signature

Notary Printed

NOTARY PUBLIC FOR THE STATE OF NS

My Commission Expires: _____

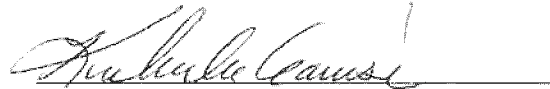
Mark F. Godofsky
NOTARY PUBLIC
State of New Jersey
My Commission Expires 7/8/2025

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 is being transferred by Spell Grounds, LLC to Kimberlee Garrison on June 29, 2022.
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 exemption # _____
(Explanation If required) (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
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 \$299,999.00.
 - (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) \$ 299,999.00 the amount listed in item 4 above
 - (b) -0- the amount listed in item 5 above (no amount place zero)
 - (c) \$ 299,999.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee
8. Check if Property other than Real Property is being transferred on this Deed. (a) Mobile Home (b) Other
9. _____ DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____ deceased CASE NUMBER _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. 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.


Kimberlee Garrison

Sworn to before me this 29
day of June, 2022.

Notary Public for South Carolina
My Commission Expires: 8/26/24

