

COLLETON COUNTY ASSESSOR

Tax Map: 190-00-00-135

Date: 03/15/2023

THOMAS W. HILL - BLB



2023000140

DEED  
RECORDING FEES \$15.00  
STATE TAX \$0.00  
COUNTY TAX \$0.00

PRESENTED & RECORDED: 01-12-2023 11:37:48 AM

**BK: RB 3171**

**PG: 300 - 303**

DEBORAH B KANE  
ATTORNEY AT LAW

DEBORAH H. GUSLER  
REGISTER OF DEEDS  
COLLETON COUNTY, SC

This deed was prepared by:

Deborah B. Kane

Attorney at Law

P.O. Box 315

Walterboro, SC 29488

STATE OF SOUTH CAROLINA )  
 ) TITLE TO REAL ESTATE  
COUNTY OF COLLETON ) DEED DRAWN – TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENT THAT, I, Lisa Ann Garnsey n/k/a Lisa Garnsey Eder, in the State aforesaid and in consideration of the sum of Five Dollars and 00/100 (\$5.00) to me in hand paid at and before the sealing of these presents by **Blakney Tiera Garnsey** in the State aforesaid, the receipt hereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **Blakney Tiera Garnsey**, her heirs and assigns, forever:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

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 singular, the said Premises before mentioned unto the said **Blakney Tiera Garnsey**, her heirs and assigns, forever.

AND I do hereby bind me and my heirs and assigns, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Blakney Tiera Garnsey**, her heirs and assigns, forever, against me and my heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Grantee(s) Address: 216 Garnsey Lane, Ruffin, SC 29475

WITNESS my hand and seal this 11<sup>th</sup> day of January in the year of our Lord Two Thousand Twenty Three.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Brittany Blank  
Witness #1

Carol Ann Guinn  
Witness #2

Lisa Ann Garnsey n/k/a Lisa Garnsey Eder  
Eder

STATE OF SOUTH CAROLINA )  
COUNTY OF COLLETON )

ACKNOWLEDGEMENT

On this 11<sup>th</sup> day of Januarys 2023, before me personally appeared the within named Lisa Ann Garnsey n/k/a Lisa Garnsey Eder, who acknowledged to me that he/she executed the foregoing instrument; and who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument.

Carol Ann Guinn  
Signature of Notary Public  
Printed Name: Carol Annette Guinn  
Notary Public for South Carolina  
My Commission Expires: 2/18/2024

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property.

All that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being about two miles of Sniders, County of Colleton, State of South Carolina, containing 2.50 acres, more or less, as shown on a plat prepared by Robert L. Hiers, RLS, dated August 4, 1994 and recorded September 9, 1994 in Plat Book 31 at Page 49 in the ROD Office for Colleton County. For a more complete description of said property as to courses, distances, metes and bounds, reference is craved to said plat of record.

This being the same property conveyed to Lisa Ann Garnsey n/k/a Lisa Garnsey Eder by deed of Lavenia Garnsey dated September 9, 1994 and recorded September 9, 1994 in Deed Book 640 at Page 5 in the ROD Office for Colleton County.

TMS#190-00-00-135

(STATE OF SOUTH CAROLINA )  
COUNTY OF Colleton )

**AFFIDAVIT FOR EXEMPT TRANSFERS**

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

1. I have read the information on the back of this affidavit and I understand such information.

2. The property being transferred is located at \_\_\_\_\_,  
bearing Colleton County Tax Map Number 190-00-00-135  
was transferred by Lisa Ann Garnsey n/k/a Lisa Garnsey Eder  
to Blakney Tiera Garnsey

\_\_\_\_\_ on  
ON 01/11/2023

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):  
#1, Family, from myself to my daughter

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

Attorney for Grantee(s)

5. 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.

Deborah B. Kane

Responsible Person Connected with the Transaction

Deborah B. Kane

Print or Type Name Here

**SWORN to and subscribed before me this**

11<sup>TH</sup> day of January 2023

Notary Public for South Carolina

My Commission Expires: 02/18/2024

Notary (L.S.): Carol Annette Guinn

Notary (printed name): Carol Annette Guinn