

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2020016731		
Receipt Number:	90876	Return To:	SCOTT MCNEISH
Recorded As:	DEED		
Recorded On:	July 10, 2020		
Recorded At:	08:59:34 AM	Received From:	SCOTT MCNEISH
Recorded By:	NW	Parties:	
Book/Page:	RB 12608: 274 - 278		Direct- ANDERSON, CHYSTLE MARY
Total Pages:	5		Indirect- ANDERSON, HOWARD JUNIOR

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$15.00

Exempt

Tax Charge: \$0.00

RECEIVED

2020 SEP -21 PM 01:30

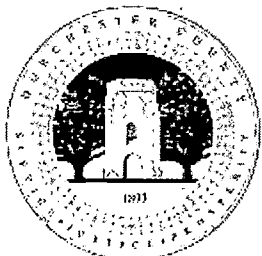
DORCHESTER CO ASSESSORS OFFICE

RECEIVED 21st Day

of SEPTEMBER 2020

JAMES MESSERVY, JR

Auditor Dorchester County SC



*Margaret Bailey*

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA )  
COUNTY OF DORCHESTER )  
IN THE MATTER OF: )  
CHYSTLE MARY ANDERSON )  
(Decedent) )

IN THE PROBATE COURT  
**DEED OF DISTRIBUTION**  
**(Real Property Only)**  
**NOT A WARRANTY DEED**

CASE NUMBER: 2019-ES-18-0051

FILED/RECORDED  
JULY 10, 2020  
DORCHESTER COUNTY  
REGISTER OF DEEDS

The undersigned states as follows:

Decedent died on 10/29/2018; and probate of the Estate is being administered in the Probate Court for DORCHESTER County, South Carolina, in File #2019-ES-18-0051.

I/We was/were appointed Personal Representative (s) on JANUARY 18, 2019.

Decedent owned real property described as follows:

Tax Map Number: 144-16-02-058-

Street/Property Address: 208 SMYTHE DRIVE, SUMMERVILLE, SC 29483

Legal Description: ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN NEWINGTON PLANTATION, DORCHESTER COUNTY, SOUTH CAROLINA, AND KNOWN AND DESIGNATED AS LOT 41, ON A PLAT ENTITLED "PLAT OF LOTS 1-45 SECTION A OF PHASE 11, NEWINGTON PLANTATION, DORCHESTER COUNTY, SOUTH CAROLINA" BY W.E. GILBERT AND ASSOCIATES INC., DATED DECEMBER 7, 1976 AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR DORCHESTER COUNTY IN PLAT BOOK 23, PAGE 289 ON JANUARY 7, 1977. SAID LOT BEING MORE PARTICULARLY SHOWN AND DELINIATED ON A PLAT BY JOHN F. MURPHREE, R.L.S., DATED SEPTEMBER 12, 1977 AND TO BE RECORDED SIMULTANOUSLY HERewith SAID LOT 41, SECTION A PHASE 11, NEWINGTON PLANTATION, HAVING SUCH SIZE, SHAPE, FORM, MARKS, COURSES, DISTANCES, BUTTINGS, BOUNDINGS AND CONTENT AS WILL, BY REFERENCE TO THE LAST MENTIONED PLAT, MORE FULLY APPEAR.

BEING THE SAME PROPERTY CONVEYED FROM ROYAL HOMES, INC. TO HOWARD JUNIOR ANDERSON AND CHRYSTLE M. ANDERSON BY DEED RECORDED OCTOBER 12, 1977 IN BOOK 325, AT PAGE 65, IN THE REGISTER'S OFFICE OF DORCHESTER COUNTY, SOUTH CAROLINA.

Scott M. Neish  
125 Crosscreek Dr., Suite 106  
Summerville, SC 29485

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- ☒ Decedent's Will
- ☐ Intestacy Statute: SCPC 62-2-103
- ☐ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: \_\_\_\_\_
- ☐ Probate Court Order issued on \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: HOWARD JUNIOR ANDERSON  
 Address: 208 SMYTHE DRIVE  
SUMMERVILLE, SC 29483

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 23RD day of JANUARY, 2020.

SIGNED, SEALED AND DELIVERED  
 IN THE PRESENCE OF:

Witness: Zilla Connelly  
 Print Name: Zilla Connelly

Witness: Scott I. McNeish  
 Print Name: Scott I. McNeish

FILED/RECORDED  
 JULY 10, 2020  
 DORCHESTER COUNTY  
 REGISTER OF DEEDS

Estate of: CHRYSTLE MARY ANDERSON

Signature of Personal Representative: Howard Junior Anderson

Print Name: HOWARD JUNIOR ANDERSON

If applicable,  
 Signature of Co-Personal Representative: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
 )

ACKNOWLEDGMENT

COUNTY OF DORCHESTER

I, SCOTT I. MCNEISH, Notary Public, a notary for the State of South Carolina do hereby certify that HOWARD JUNIOR ANDERSON, as Personal Representative(s) of the Estate of CHRYSTLE MARY ANDERSON, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the <sup>23rd</sup>~~22ND~~ day of JANUARY, 2020.

Scott I. McNeish (SEAL)  
 (Signature of Notary Public)  
SCOTT I. MCNEISH  
 (Print name of Notary Public)  
 Notary Public for State of SOUTH CAROLINA  
 My Commission Expires: 09/08/2020

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

STATE OF SOUTH CAROLINA }  
 COUNTY OF DORCHESTER } 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 Estate of Chrystle Mary Anderson  
 to Howard Junior Anderson on January 23, 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): #1 \_\_\_\_\_ (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 \_\_\_\_\_.
  - (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 the result here: \_\_\_\_\_
7. The deed recording fee 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:

Att for Personal Representative for the Estate of Chrystle Mary Anderson

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.

\_\_\_\_\_  
 Responsible Person Connected with the Transaction

Scott E. McNeish  
 Print or Type Name Here

Sworn this 22nd day of January, 2020

Quaranta Middleton  
 Notary Public for South Carolina

My Commission Expires: September, 2020 27