

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 *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #: 2021004453
Receipt Number: 109259 **Return To:**
Recorded As: EREC-DEED
Recorded On: February 10, 2021
Recorded At: 11:52:40 AM **Received From:** SIMPLIFILE
Recorded By: NW **Parties:**
Book/Page: RB 13118: 299 - 305 Direct- FEAGIN, THOMAS P
Total Pages: 7 Indirect- SEGURA, MATTHEW

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

Recording Fee:	\$15.00	RECEIVED 2021 FEB -22 AM 11:05
Consideration:	\$429,500.00	DORCHESTER CO ASSESSORS OFFICE
County Tax:	\$472.45	RECEIVED 22nd Day of FEBRUARY 2021
State Tax:	\$1,116.70	JAMES MESSERVY, JR
Tax Charge:	\$1,589.15	Auditor Dorchester County SC



Margaret Bailey

Margaret Bailey - Register of Deeds

Prepared without the benefit of a title exam by:
 Southeastern Title Company, LLC
 8761 Dorchester Road, Suite 100
 North Charleston, SC 29420
 (843) 416-4900

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE

NOW, KNOW ALL MEN BY THESE PRESENTS, that **Thomas P. Feagin, Benjamin T. Feagin, and Anthony A. Feagin** (hereinafter "Grantors"), in the State aforesaid, for and in consideration of the sum of **Four Hundred Twenty-Nine Thousand Five Hundred And No/100 (\$429,500.00) Dollars** to the Grantors in hand paid at and before the sealing of these presents by **Matthew Segura and Amanda Segura** (hereinafter "Grantees"), in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, SUBJECT TO the easements, conditions, covenants, reservations, and restrictions ("Exceptions") set forth below, unto the said **Matthew Segura and Amanda Segura as joint tenants with rights of survivorship, and not as tenants in common** their Heirs and Assigns, forever, in fee simple, the following described property, to wit:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, being designated as LOTS 79 & 80 in GREENWOOD RANCHES, measuring and containing 2.52 Acres each, more or less. This being more particularly shown and designated on that certain plat entitled, "ADJUSTMENT OF TMS 128-10-02-020, 128-10-02-022 (LOTS 78, 79, & 80), BEING REDIVIDED INTO 3 PARCELS. OWNED BY ESTATE OF BARBARA FEAGIN. NEAR KNIGHTSVILLE IN GREENWOOD RANCHES OF DORCHESTER COUNTY, SOUTH CAROLINA", dated July 9, 2019, prepared by John David Bass, and recorded in the RMC Office for Dorchester County in plat book M page 177; said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

This being the same property conveyed to Thomas P. Feagin, Benjamin T. Feagin, and Anthony A. Feagin by Deed of Distribution of Barbara Feagin dated October 10, 2019 and recorded on October 10, 2019, in Book 12121 at Page 83, in the Office of the Register of Deeds for Dorchester County, South Carolina.

TMS: 1281002021

GRANTEE'S ADDRESS: 117 Ponderosa Road, Summerville, SC 29483

TOGETHER with, SUBJECT TO the above Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

The Suttles Law Firm LLC
 1711 N. Main Street
 Summerville, SC 29486

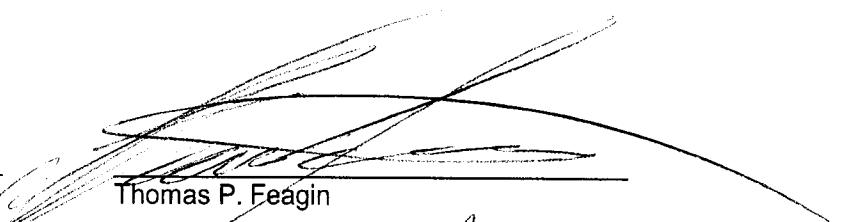
3D-5633AKC

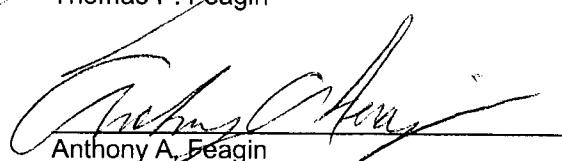
IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 1 day of February, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness U
Printed Name: Lauren Carson

Witness LR
Printed Name: Ruth Carson


Thomas P. Feagin

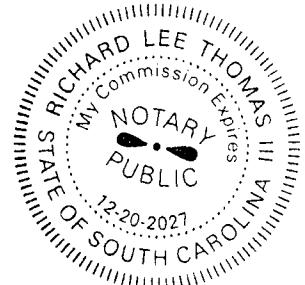

Anthony A. Feagin

**STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER**

I, a Notary Public of the County and State aforesaid, do hereby certify that Thomas P. Feagin and Anthony A. Feagin appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 1 day of February, 2021.


Notary Public for South Carolina
Commission Expires:



IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 2nd day of Feb., 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness
Printed Name: Sancharita Iannarilli

Witness
Printed Name: Douglas Martinson

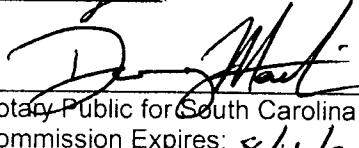
Benjamin T. Feagin
by Thomas O. Sanders, IV his attorney in fact

Benjamin T. Feagin by Thomas O. Sanders, IV, His
Agent

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

I, a Notary Public of the County and State aforesaid, do hereby certify that Benjamin T. Feagin by Thomas O. Sanders, IV, His Agent appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 2 day of February, 2021.


Notary Public for South Carolina
Commission Expires: 8/11/2030



STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

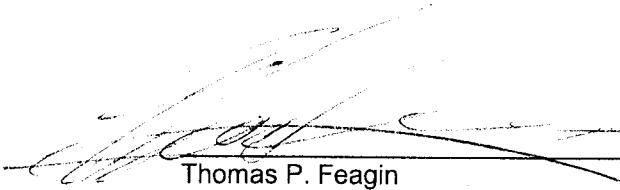
PERSONALLY, appeared before me the undersigned, who being duly sworn, deposes and says:

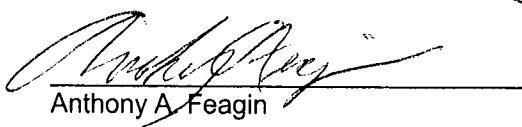
1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred is located at 117 Ponderosa Road, Summerville, SC 29483 bearing Dorchester County Tax Map Number 1281002021, was transferred by Thomas P. Feagin, Benjamin T. Feagin, and Anthony A. Feagin to Matthew Segura and Amanda Segura on 01/28/2021.
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 a distribution to a trust beneficiary.
 - c. EXEMPT from the deed recording fee because (see information section of 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 \$429,500.00.
 - 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 \$ 45.
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: \$ 429,500.00
 - 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: \$ 429,500.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,589.15.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors.
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.

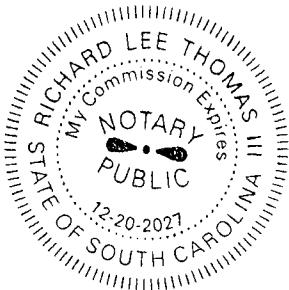
SWORN to before me this

1 day of Feb, 2021


Thomas P. Feagin


Anthony A. Feagin

Notary Public for South Carolina
My Commission Expires: _____



SWORN to before me this

7 day of February, 2021.

Doug Martin
Notary Public for South Carolina

My Commission Expires: 8/11/2030

Benjamin T. Feagin
by Thomas O. Sanders, IV his
attorney in fact

Benjamin T. Feagin by Thomas O. Sanders,
IV, His Agent

