

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 #: 2021008764

Receipt Number: 112588 **Return To:**

Recorded As: EREC-DEED

Recorded On: March 19, 2021

Recorded At: 02:50:26 PM **Received From:** SIMPLIFILE

Recorded By: CB **Parties:**

Book/Page: RB 13212: 149 - 152 Direct- NETTLES, CHARLES EDWIN

Total Pages: 4 Indirect- HEBER, JEANA OWANS

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

Recording Fee:	\$15.00	RECEIVED 2021 MAR -30 AM 09:38 DORCHESTER CO ASSESSORS OFFICE
Consideration:	\$170,000.00	
County Tax:	\$187.00	RECEIVED 30th Day of MARCH 2021
State Tax:	\$442.00	JAMES MESSERVY, JR Auditor Dorchester County SC
Tax Charge:	\$629.00	



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA

)

TITLE TO REAL ESTATE

COUNTY OF DORCHESTER

)

KNOW ALL MEN BY THESE PRESENTS, that we, **THE ESTATE OF CHARLES EDWIN NETTLES AKA CHARLES EDWARD NETTLES AKA CHARLES NETTLES, PROBATE CASE NO. 2020-ES-18-00630, BY DIANNE MARIE NETTLES, ITS PERSONAL REPRESENTATIVE**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00), and subject to the restrictions, exceptions and limitations as hereinafter set forth**, to the Grantor paid by **JEANA OWANS HEBER**, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **JEANA OWANS HEBER**, her Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

All that certain piece, parcel or lot of land containing Two (2) acres, more or less, situate, lying and being on the Northwest side of Country Lane near the Town of Dorchester, Dorchester County, S.C., and being more fully shown and delineated on that certain plat entitled 'Plat showing 2.00 acres property of Gerald C. Rimes, Jr., about to be conveyed to Charles E. Nettles located near Dorchester, Dorchester Co. S.C.' dated November 24, 2006, by Richard J. Rhode, S.C. R.L.S. No. 11366, and recorded in the RMC Office for Dorchester County in Plat Cabinet L-42.

ALSO, All that certain piece, parcel or lot of land containing One (1) acre, more or less, situate, lying and being near the Town of Dorchester, Dorchester County, S.C., and being more fully shown and delineated on that certain plat entitled 'Plat showing 1.00 acres Property of Gerald C. Himes, Jr. About to be conveyed to Charles E. Nettles located near Dorchester, Dorchester Co. S.C.' dated March 10, 2007, by Richard J. Rhode S.C. R.L.S. No. 11366, and recorded in the RMC Office for Dorchester County in Plat Cabinet L-93.

ALSO conveying with this property is one (1) 2007 CAVA ENGLEW MBH bearing VIN#: BL07GA0214184AB. Said mobile home is taxed separately from the land with Dorchester County under TMS#: 105-00-00-087.001. Said mobile home title is to be transferred into the name of grantee with the SCDMV but is not being retired as part of this transaction.

This being the same property conveyed to Charles Nettles by deed of Gerald C. Himes, Jr., dated November 28, 2006 and recorded December 15, 2006, in Book 5751, Page 87, in the Office of the Register of Deeds for Dorchester County, South Carolina; and also by deed of Gerald C. Himes, Jr., dated February 27, 2008 and recorded March 4, 2008, in Book 6512, Page 115, aforesaid records.

TMS#: 105-00-00-087.000 (land) & 105-00-00-087.001 (mobile home)

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the RMC for Dorchester County, South Carolina.

GRANTEE'S ADDRESS: 137 Country Lane, Dorchester, SC 29437

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 **JEANA OWANS HEBER**, and her Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantee's Heirs and Assigns against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

21-6095AKA
Weeks & Ingle, LLC
8086-B Rivers Avenue, North Charleston, SC 29406

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

WITNESS my hand and seal this 11th day of March in the year of our Lord, Two Thousand and Twenty-One (2021) and in the Two Hundred Forty-Fifth (245th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Julie Spenser
Witness No. 1 Julie Spenser
Jon B. Newton
Witness No. 2 Jon B. Newton

The Estate of Charles Edwin Nettles AKA
Charles Edward Nettles AKA Charles Nettles
2020-ES-18-00630

BY Dianne Marie Nettles, Personal Representative
Dianne Marie Nettles, Its Personal
Representative

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Before me personally appeared The Estate of Charles Edwin Nettles AKA Charles Edward Nettles AKA Charles Nettles, By Dianne Marie Nettles, Its Personal Representative, on this the 11th day of March, 2021 and acknowledged the due execution of the foregoing instrument.

Jon B. Newton Jon B. Newton

Notary Public

My Commission Expires: June 10, 2029
(SEAL)



STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

)
) AFFIDAVIT
)

Date of Transfer of Title
March 12, 2021

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 137 Country Lane, Dorchester, SC 29437, bearing County Tax Map Number 105-00-00-087.000 & .001, was transferred by The Estate of Charles Edwin Nettles AKA Charles Edward Nettles AKA Charles Nettles, Probate Case No. 2020-ES-18-00630, By Dianne Marie Nettles, Its Personal Representative TO Jeana Owans Heber on March 12, 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 _____. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.)

If exempt under exemption #14, 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 . This realty was purchased with the funds of the principal.

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 \$170,000.00.
 - 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract agreement between the lien holder and the buyer existing before 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: \$170,000.00
 - b. Place the amount listed in item 5 above here: \$0.00
(if no amount listed, place zero here.)
 - c. Subtract line 6(b) from line 6(a) and place result here: \$170,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$629.00.
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 the 12th day of March, 2021.

Notary Public
My Commission Expires: July 28, 2026
(SEAL)

Jeana Owans Heber
Print or Type Name Here

