

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 #: 2021030234

Receipt Number: 128908

Return To: DELUCA & MAUCHER

Recorded As: DEED

Recorded On: September 16, 2021

Recorded At: 10:58:33 AM

Received From: DELUCA & MAUCHER

Recorded By: CB

Parties:

Book/Page: RB 13661: 334 - 338

Direct- PARKS, JAMES BOWEN

Total Pages: 5

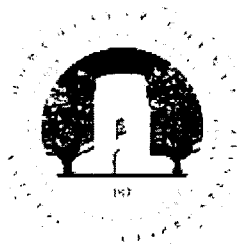
Indirect- PARKS, SHELLY D

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

Recording Fee: \$15.00

Exempt

Tax Charge: \$0.00

RECEIVED
2021 SEP -24 PM 04:54
DORCHESTER CO ASSESSORS OFFICERECEIVED 24th Day
of SEPTEMBER 2021
JAMES MESSERVY, JR
Auditor Dorchester County SCMargaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

GENERAL WARRANTY DEED
(Title Not Examined)

KNOW ALL MEN BY THESE PRESENTS, THAT, I,

JAMES BOWEN PARKS

in the State aforesaid, for and in consideration of the sum of FIVE AND NO/100 (\$5.00) DOLLARS, and in accordance with the Order from Rule to Show Cause signed by the Honorable Nancy C. McLin on March 3, 2020, in Case No. 2008-DR-18-873, to the me in hand paid at and before the sealing of these presents by

SHELLY D. PARKS, A/K/A SHELLY DENISE PARKS

in the State and County aforesaid, (the receipt of which is hereby acknowledged) have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto the said Shelly D. Parks, a/k/a Shelly Denise Parks, her Heirs and Assigns Forever, the following described real property, to wit:

All my right, title and interest, being a one-half (1/2) undivided interest in and to:

ALL that certain piece, parcel or lot of land, situate, lying and being on the Edisto River, Dorchester County, South Carolina, measuring and containing .99 acre and being shown and designated as Lot 3 on a plat entitled "PLAT OF 8.89 ACRES OF LAND LOCATED NORTH OF GIVHANS FERRY STATE PARK SUBDIVIDED INTO FOUR LOTS AS REQUESTED BY JOHN B. PARKS, JR." which is recorded in the Dorchester County RMC Office in Plat Cabinet H, Slide 263. Said lot having such shape, marks, courses, distances, buttings, boundings and content as are delineated on said plat.

ALSO the non-exclusive right for the use of the areas designated on the above plat as 25' access easement and 25' right-of-way (as per referenced plat) and the existing 12' road for the purposes of ingress, egress and regress between the lot above described and Public Road designated as Givhans Road (S-18-30) 66' right-of-way.

Being the same property conveyed to James Bowen Parks and Shelly D. Parks by deed of Herbert S. Mallard, Jr. and Terralyn P. Mallard dated April 20, 1995, recorded May 8, 1995, in the RMC Office for Dorchester County in Book 1452, at Page 261.

TMS #125-00-00-036

Property Address: Givhans Ferry Road
Grantee's Address: 222 Bainsbury Lane, Summerville, SC 29483

TOGETHER with all singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in any way incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the said Shelly D. Parks, a/k/a Shelly Denise Parks, her heirs and assigns forever.

AND I do hereby bind myself and my heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Shelly D. Parks, a/k/a Shelly Denise Parks, her heirs and assigns, against me and my heirs, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, I have hereunto set my Hand and Seal this 20th day of August 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Karen E. Enhardt James B. Parks (Seal)
James C. Parks JAMES BOWEN PARKS

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

ACKNOWLEDGMENT

THE foregoing instrument was acknowledged before me by James Bowen Parks on the day and year first above written.

SWORN to before me 20th day
of August 2021.

Karen E. Edwards

Witness

Kami C. Ruple (Seal)

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 2-19-2024

KAMI C. RUPLE
Notary Public, State of South Carolina
My Commission Expires 2/19/2024

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

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

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at Givhans Ferry Road, SOUTH CAROLINA, bearing Dorchester County Tax Map Number 125-00-00-036-000, was transferred by James Bowen Parks to Shelly D. Parks, a/k/a Shelly Denise Parks, on August 20, 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'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) XX **EXEMPT** from the deed recording fee because: Exemption #4. Explanation: Consideration is less than \$100.00.
(If exempt, please skip items 4-7, and go to item 8 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 \$_____.
 - (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 exists 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) _____ the amount listed in Item 4.
 - (b) _____ the amount listed in Item 5. (if no amount, place zero)
 - (c) _____ subtract Line 6(b) from Line 6(a) and place result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with this transaction as: Grantor.
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 Representative in the Estate of _____, Deceased, and that the Grantee(s) therein are correct and conform to the estate filed 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.

SWORN to before me this 20th
day of August 2021

SIGNED: James B. Parks
James Bowen Parks, Grantor

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 2-19-2024

KAMI C. RUPLE
Notary Public, State of South Carolina
My Commission Expires 2/19/2024