

**MARGARET L BAILEY**  
**DORCHESTER COUNTY**  
**REGISTER OF DEEDS**

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

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

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

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**Instrument #:** 2022010020  
**Receipt Number:** 145331 **Return To:**  
**Recorded As:** EREC-DEED  
**Recorded On:** April 12, 2022  
**Recorded At:** 11:56:46 AM **Received From:** SIMPLIFILE  
**Recorded By:** NW **Parties:**  
**Book/Page:** RB 14108: 230 - 237 Direct- MARCHANT, NANCY BUSCH  
**Total Pages:** 8 Indirect- MCLAWHORN, STEPHEN RAY

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

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**Recording Fee:** \$15.00 **RECEIVED**  
**Exempt**  
**Tax Charge:** \$0.00 **2022 MAY -18 PM 02:04**  
**DORCHESTER CO ASSESSORS OFFICE**  
**RECEIVED 18th Day**  
**of MAY 2022**  
**JAMES MESSERVY, JR**  
**Auditor Dorchester County SC**



Margaret Bailey

Margaret Bailey - Register of Deeds

## TITLE NOT EXAMINED OR CERTIFIED BY JOHNSON | DURANT, LLC

Prepared by: **Johnson | DuRant, LLC**  
 William H. Johnson/trb (22-325WRS)  
 Post Office Box 137  
 Manning, SC 29102  
 (803) 435-0909 (803) 435-2858 fax

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF DORCHESTER )  
 )

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, **Nancy Busch Marchant, Theresa M. Jarratt and Dwayne T. Marchant** (hereinafter whether singular or plural the "Grantor"), in the State aforesaid, for and in consideration of the sum of **Five and 00/100s Dollars (\$5.00)** to the Grantor paid by **Stephen Ray McLawhorn, Peggy Jean McLawhorn, Raymond Wayne Headden and Dolly F. Headden** (hereinafter whether singular or plural the "Grantee") in the State aforesaid, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto:

**Stephen Ray McLawhorn and Peggy Jean McLawhorn**, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns, a fifty percent (50%) undivided interest,

AND

**Raymond Wayne Headden and Dolly F. Headden**, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns, a fifty percent (50%) undivided interest,

In and to the following described property:

All that certain piece, parcel or lot of land, situate, lying and being on the Northeast side of State Highway S-18-28, near the Town of Harleyville, County of Dorchester, State of South Carolina, containing Two and Forty Five One Hundredths (2.45) acres, and bounding and measuring now or formerly as follows, to wit: On the Northeast by lands of the Mouzon Hilton Estate and measuring thereon Three Hundred Fifty Three and Five Tents (353.5) feet; On

the Southeast by lands of George Marchant and measuring thereon Two Hundred Eighty Two (282) feet; On the Southwest by South Carolina Highway S-18-28 and measuring thereon Three Hundred Forty Seven and Five Tents (347.5) feet; and On the Northwest by lands of Carl M. Green and measuring thereon Three Hundred Twenty Seven and Five Tents (327.5) feet. Reference to a Plat recorded in Plat Book 21, Page 186, Office of the RMC for Dorchester County.

This being a portion of the property conveyed to Doris Marchant, for her life, and upon her death to Timothy Marchant, Remainderman, by deed of distribution of the Estate of George Marchant, Dorchester County Estate File Number 93-ES-18-319, which deed is dated December 19, 1994, and recorded in Deed Book 1409 at page 29. Doris Marchant subsequently passed away on December 9, 2016, as evidenced by Certificate of Death recorded in Deed Book 11153 at page 99. The undersigned execute this quit claim deed to convey any interest that may have passed pursuant to the terms of the Last Will and Testament of Timothy Marchant, found in the records of the Judge of Probate for Dorchester County in File # 2022-ES-18-00239.

Dorchester County Tax Map Parcel No.: **036-12-04-003**

Property Address: 124 Hilton Street, Harleyville, SC 29448

Grantee's Address: **2434 Cooper Store Road, Moncks Corner, SC 29461**

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property.

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 premises unto the said **Stephen Ray McLawhorn and Peggy Jean McLawhorn**, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns, a fifty percent (50%) undivided interest, and **Raymond Wayne Headden and Dolly F. Headden**, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns, a fifty percent (50%) undivided interest

And the Grantor does hereby bind herself, her successors and assigns, to warrant and forever defend all and singular the said premises unto the said **Stephen Ray McLawhorn and**

**Peggy Jean McLawhorn**, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns, a fifty percent (50%) undivided interest, and **Raymond Wayne Headden and Dolly F. Headden**, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns, a fifty percent (50%) undivided interest, against the Grantor and Grantor's successors and assigns.

WITNESS our hands and seals this 25<sup>th</sup> day of March in the year of our Lord two thousand twenty-two (2022).

{SIGNATURE PAGES TO FOLLOW}

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Jean S. Everett

First Witness

Crystal Harver Collins

Second Witness/Notary

Nancy Busch Marchant

Nancy Busch Marchant

STATE OF Virginia)

COUNTY OF Dinwiddie)

ACKNOWLEDGEMENT

I, Crystal Harver Collins, a Notary Public, **Nancy Busch Marchant**, as Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 24<sup>th</sup> day of March, 2022.

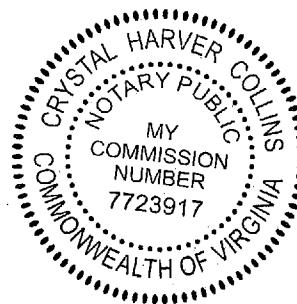
Crystal Harver Collins

SIGNATURE OF NOTARY PUBLIC

Printed Name: Crystal Harver Collins

Notary Public for Dinwiddie VA

My Commission Expires: 6/30/25



SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Joan Jarratt  
First Witness  
Crystal Harver Collins  
Second Witness/Notary

Theresa M. Jarratt

STATE OF Virginia)  
COUNTY OF Dinwiddie)

## ACKNOWLEDGEMENT

I, Crystal Harver Collins, a Notary Public, **Theresa M. Merchant**, as Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 24<sup>th</sup> day of March, 2022.

Crystal Harver Collins  
SIGNATURE OF NOTARY PUBLIC  
Printed Name: Crystal Harver Collins  
Notary Public for Dinwiddie  
My Commission Expires: 4/30/25

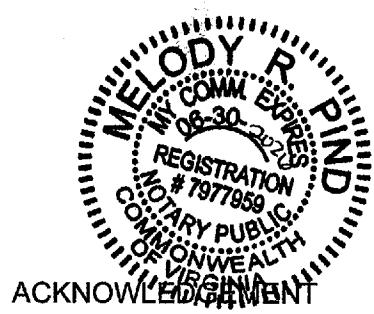


SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Amber Mack  
First Witness

TSG Shumard  
Second Witness/Notary

Dwayne T. Marchant



STATE OF Virginia)  
City  
COUNTY OF Hopewell)

I, Melody R. Pind, a Notary Public, Dwayne T. Marchant, as Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 24<sup>th</sup> day of March, 2022.

Melody R. Pind  
SIGNATURE OF NOTARY PUBLIC  
Printed Name: Melody R. Pind  
Notary Public for Virginia  
My Commission Expires: 06-30-2026

STATE OF SOUTH CAROLINA

)

Date of Transfer of Title 28th day of March, 2022

COUNTY OF DORCHESTER

)

## AFFIDAVIT

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

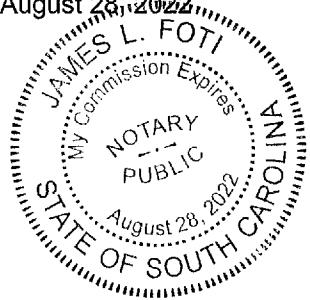
1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Heirs of Timothy Marchant (Nancy Busch Marchant, Theresa M. Jarratt and Dwayne T. Marchant) to Stephen Ray McLawhorn and Peggy Jean McLawhorn and Raymond Wayne Headden and Dolly Faye Headden on March 28, 2022.
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 (Exemption: n/a) (Explanation, if required: n/a, If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit - #1, Quitclaim deed with consideration under \$100.00.
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 \$5,000
  - (b)  The fee is computed on the fair market value of the realty, which is \$N/A
  - (c)  The fee is computed on the fair market value of the realty as established for property tax purposes which is \$N/A
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 n/a.
6. The DEED Recording Fee is computed as follows:
  - (a) \$0.00 the amount listed in Item No. 4 above
  - (b) \$0.00 the amount listed on Item No. 5 above (no amount, please zero)
  - (c) \$0.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as grantor or grantee.
8. 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.

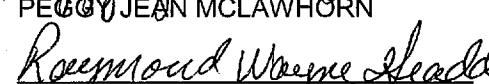
SWORN to before me this 28th day of March, 2022.

Notary Public for South Carolina

James L. Foti

My commission expires: August 28, 2022



  
 Peggy Jean McLawhorn  
 PEGGY JEAN MCLAWHORN  
  
 Raymond Wayne Headden  
 RAYMOND WAYNE HEADDEN  
  
 Dolly Faye Headden  
 DOLLY F. HEADDEN