

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 #:	2022028552		
Receipt Number:	158699	Return To:	NADINE LANE COLLIER
Recorded As:	DEED		
Recorded On:	November 15, 2022		
Recorded At:	02:15:32 PM	Received From:	NADINE LANE COLLIER
Recorded By:	LP	Parties:	
Book/Page:	RB 14470: 46 - 51		Direct- LANCE, NANDHINA IMAN
Total Pages:	6		Indirect- COLLIER, NADINE LANCE

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00	RECEIVED 2022 NOV -18 AM 11:09 DORCHESTER CO ASSESSORS OFFICE
Exempt		
Tax Charge:	\$0.00	RECEIVED 18th Day of NOVEMBER 2022 JAMES MESSERVY, JR Auditor Dorchester County SC



Margaret Bailey

Margaret Bailey - Register of Deeds

Quitclaim Deed

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO:

Nadine Lance Collier, Grantee(s)
103 Pepper Tree Lane
North Charleston, SC 29420

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 171-02-05-002

PREPARED BY: Peggy Richards certifies herein that he or she has prepared this Deed.

Peggy Richards
 Signature of Preparer

3-28-22
 Date of Preparation

PEGGY Richards
 Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 11/15/2022 in the County of

Dorchester, State of South Carolina

by Grantor(s), Nadine Lance Collier & Nandhina Tman Lance,
 whose post office address is 103 Willowbend Lane, Summerville, SC 29485

to Grantee(s), Nadine Lance Collier
 whose post office address is 103 Pepper Tree Lane North Chas, SC 29420

WITNESSETH, that the said Grantor(s), Nadine Lance Collier & Nandhina Tman Lance
 for good consideration and for the sum of 0

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
 does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Dochester, State of SC and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Nadine Lance Collier
Signature of Grantor

Nadine Lance Collier
Print Name of Grantor

Sharon Creel
Signature of First Witness to Grantor(s)

Sharon Creel
Print Name of First Witness to Grantor(s)

Nandhina Iman Lance
Signature of Second Grantor (if applicable)

Nandhina Iman Lance
Print Name of Second Grantor (if applicable)

Leon Richards
Signature of Second Witness to Grantor(s)

Leon Richards
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Nadine Lance Collier
Signature of Grantee

Nadine Lance Collier
Print Name of Grantee

Peggy Richards
Signature of First Witness to Grantee(s)

PEGGY Richards
Print Name of First Witness to Grantee(s)

Joette Major
Signature of Second Grantee (if applicable)

Joette Major
Print Name of Second Grantee (if applicable)

Peter Tobias
Signature of Second Witness to Grantee(s)

Peter Tobias
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGEMENTState of South CarolinaCounty of DorchesterOn 3-28-2022, before me, Peggy Richards a notaryPublic in and for said state, personally appeared, Nadine Lance Collier
& Nandhina Tamar Lance

Who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.Peggy Richards 5/18/22 Exp date
Signature of NotaryAffiant Known ☒ Produced ID

Type of ID

(Seal)

Peggy Richards

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 Nadine Lance Collier & Nandhina Iman Lance
 to Nadine Lance Collier on 11/15/2022.

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 distribution to a trust beneficiary.
- (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): Q/C #12 GIFT (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:

Grantee

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.

Nadine Lance Collier
 Responsible Person Connected with the Transaction

Nadine Lance Collier
 Print or Type Name Here

Sworn this 28 day of March, 2022
Peggy Richards
 Notary Public for Charleston, SC
 My Commission Expires: 5/18, 2028

Peggy Richards

All that certain piece, parcel or lot of land, situate, lying and being in the County of Dorchester, State of South Carolina, known and designated as Lot 12, Block 11, King's Grant on the Ashley, as shown on a plat entitled "PLAT SHOWING A PORTION OF SECTION 2 KING'S GRANT ON THE ASHLEY DORCHESTER COUNTY S.C." prepared by C. Roger Jennings, RLS, dated November 1972, and recorded in the ROD Office for Dorchester County in Plat Book 20, Page 72. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

Being the same property conveyed to M & R Construction, Inc., a South Carolina corporation, by deed of Mims Amusement Operating Co. a/k/a Mims Amusement Operating Company, a South Carolina Corporation dated December 10, 2020, and recorded December 18, 2020, in the ROD Office for Dorchester County in Book 12997, Page 263.

TMS# 171-02-05-002