

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 ***

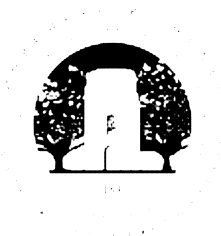
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|-----------------|-------------------|----------------------------|
| Instrument #: | 2026001146 | |
| Receipt Number: | 220949 | Return To: |
| Recorded As: | EREC-DEED | |
| Recorded On: | January 16, 2026 | |
| Recorded At: | 10:01:39 AM | Received From: SIMPLIFILE |
| Recorded By: | NW | Parties: |
| Book/Page: | RB 16354: 48 - 53 | Direct- RAGLAND HOMES LLC |
| Total Pages: | 6 | Indirect- HARVEY, HANNAH J |

*** EXAMINED AND CHARGED AS FOLLOWS ***

| | |
|----------------|--------------|
| Recording Fee: | \$15.00 |
| Consideration: | \$499,000.00 |
| County Tax: | \$548.90 |
| State Tax: | \$1,297.40 |
| Tax Charge: | \$1,846.30 |

Margaret Bailey

Margaret Bailey - Register of Deeds



Holliday Ingram Real Estate Law
1231 Nexton Parkway, Unit E
Summerville, SC 29486

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, **Sim Harvey and Hannah J. Harvey, as Joint Tenants with Rights of Survivorship and NOT as Tenants in Common**, and their Heirs and Assigns forever.*

And the Grantor does hereby bind the Grantor and the Grantor's Successors and/or Assigns, 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 Successors and/or Assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our hands and seals this 12th day of January, 2026 and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness #1

RAGLAND HOMES, LLC



BY: M. CHASES PAYNE AS AUTHORIZED
AGENT



Witness #2

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

STATE OF SOUTH CAROLINA)

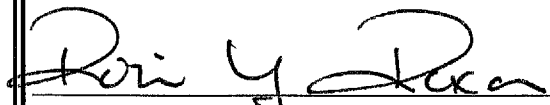
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ACKNOWLEDGMENT

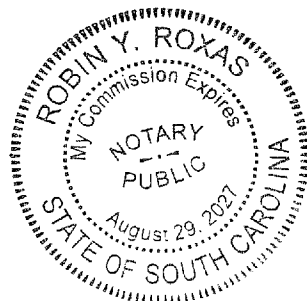
COUNTY OF BERKELEY)

)

THE FOREGOING instrument was acknowledged before me by Ragland Homes, LLC by M. Chases Payne as Authorized Agent on this 12th day of January, 2026.



Notary Public for: South Carolina
My Commission Expires: 8.29.27
2025-1870RR



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 being transferred is located at 105 Take Out Trail Summerville, SC 29483, bearing County Tax Map Number 121-00-00-405, was transferred by Ragland Homes LLC to Sim Harvey and Hannah J. Harvey on 15th day of January, 2026.

3. Check one of the following: The deed is

(a) x 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 (See Information section of affidavit): .

(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 499,000.00.

(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 X 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 or 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: 499,000.00.

(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 result here: 499,000.00.

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,846.30.

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.

Sim Harvey

Responsible Person Connected with the Transaction

Sim Harvey

SWORN to and subscribed before me this

15 day of January 2026.

[Signature]

Notary Public for South Carolina

My Commission Expires: 3.17.2026

Notary (printed name): Thomas L. Teiken

