

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 #: 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

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF DORCHESTER)
)
TITLE TO REAL ESTATE

*KNOW ALL MEN BY THESE PRESENTS, that Ragland Homes, LLC, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **FOUR HUNDRED NINETY NINE THOUSAND AND 00/100(\$499,000.00) DOLLARS, and subject to the restrictions, exceptions and limitations hereinafter set forth, if any, to the Grantor paid by Sim Harvey and Hannah J. Harvey, (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said Sim Harvey and Hannah J. Harvey, as Joint Tenants with Rights of Survivorship and NOT as Tenants in Common, their Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:***

ALL that certain piece, parcel or lot of land containing, situate, lying and being in the County of Dorchester, State of South Carolina being shown and designated as Lot 2, 0.35 acres more or less on a plat entitled " PROPERTY OF: RAGLAND HOMES LLC FINAL SUBDIVISION PLAT TMS: 121-00-00-387 JEDBURG AREA DORCHESTER COUNTY, SOUTH CAROLINA" prepared by JW Surveying, dated January 5, 2024 and recorded May 7, 2025 in the ROD office for Dorchester County in Plat Book P at Page 297.

BEING a portion of the property conveyed to Ragland Homes, LLC by deed of William Hank Granger, Jr. a/k/a William Henry Granger, Jr. dated April 22, 2024 and recorded May 1, 2024 in the ROD Office for Dorchester County in Book 15268 at Page 178.

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 ROD for Dorchester County, South Carolina.

TMS Number: 121-00-00-405

Grantee's Address: 105 Take Out Trail, Summerville SC 29483

SH
HJH

SH
HJH

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:

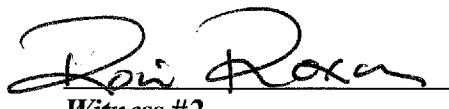


Witness #1

RAGLAND HOMES, LLC



BY: M. CHASES PAYNE AS AUTHORIZED
AGENT

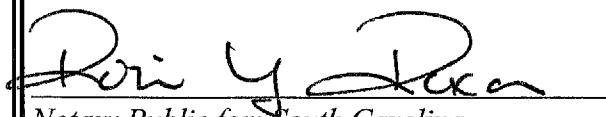


Witness #2

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

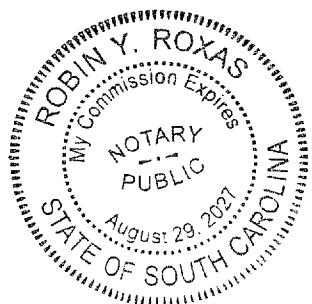
STATE OF SOUTH CAROLINA)	
COUNTY OF BERKELEY)	ACKNOWLEDGMENT

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) 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 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.

2 Sim 16

Responsible Person Connected with the Transaction

Sim Harvey

SWORN to and subscribed before me this
15 day of January 2026.



Notary Public for South Carolina

My Commission Expires: 3.17.2026

Notary (printed name): Thomas L. Teng

