

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 #: 2026001148  
Receipt Number: 220950 **Return To:**  
Recorded As: EREC-DEED  
Recorded On: January 16, 2026  
Recorded At: 10:05:44 AM **Received From:** SIMPLIFILE  
Recorded By: NW **Parties:**  
Book/Page: RB 16354: 70 - 75 Direct- CEDAR BROOK PROPERTIES FUNDING 3 LLC  
Total Pages: 6 Indirect- ADKINS, SHERYL

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

Recording Fee: \$15.00  
Consideration: \$317,500.00  
County Tax: \$349.25  
State Tax: \$825.50  
Tax Charge: \$1,174.75



Margaret Bailey

Margaret Bailey - Register of Deeds

A-20491-p

DODDS HENNESSY & STITH, LLC  
ATTORNEYS AT LAW  
1012 EWALL STREET, SUITE A  
MOUNT PLEASANT, SC 29464

Prepared By:

Hankin & Pack, PLLC  
5955 Carnegie Boulevard, Suite 350  
Charlotte, NC 28209

STATE OF SOUTH CAROLINA ) **GENERAL WARRANTY DEED**  
 )  
COUNTY OF DORCHESTER )

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS**, that, **Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company** (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$317,500.00)**, the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Sheryl Adkins  
(hereinafter "Grantee")

All Grantor's right, title and equitable or legal interest in and to:

See Exhibit "A," attached hereto and incorporated by reference.

Dorchester County Tax Map No.: 1461204042

Common Address: 110 Trellis Lane, Ladson, SC 29456

Grantee Address: 110 Trellis Lane Ladson SC 29456

This conveyance is made SUBJECT TO:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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, and Grantee's heirs and assigns forever.

**AND GRANTOR DOES** hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

**\*\*\*REMAINDER OF PAGE LEFT INTENTIONALLY BLANK\*\*\***

WITNESS the Hand and Seal of Cedar Brook Properties Funding 3, LLC this the 12<sup>th</sup> day of January, 2026.

Signed, Sealed and Delivered  
in the presence of:

Witness No. 1

Witness No. 2 (NOTARY)

Grantor:

Cedar Brook Properties Funding 3, LLC, a Delaware Limited  
Liability Company

By:

Brian E. Conway, Vice President

STATE OF NORTH CAROLINA MASSACHUSETTS  
COUNTY OF MIDDLESEX

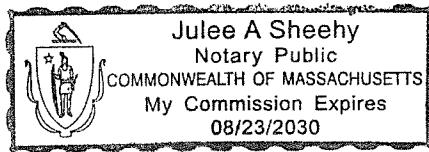
I, Julee A Sheehy Notary Public, do hereby certify that Brian E. Conway  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 12<sup>th</sup> day of October, 2023.

January 2026

Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 8/23/30

(SEAL)



**EXHIBIT A**

The land referred to herein below is situated in the County of Dorchester, State of South Carolina and is described as follows:

All that certain lot, piece or parcel of land, together with the buildings and improvements thereon, situate, lying and being in the Town of Summerville, County of Dorchester, State of South Carolina and being more particularly shown and delineated as Lot B105, as shown on that certain plat entitled, "Subdivision Plat Showing Summerhaven, Phase 1-C (23.640), being A portion of Tract T, property of Gramling Brothers Real Estate and Development, Located in the Town of Summerville, Dorchester County, South Carolina," prepared by Trico Engineering Consultants, Inc., dated August 12, 2003, and recorded August 21, 2003 and recorded in the RMC Office for Dorchester County in Plat Book K, page 73; said lot having such size, shape dimensions, buttings and boundaries as will by reference to said plat more fully and at large appear.

Derivation: This being the same property conveyed to Cedar Brook Properties Funding 3, LLC by deed of 110 Trellis Lane Land Trust, dated October 10, 2025, and recorded October 16, 2025, in the Office of the Register of Deeds for Dorchester County, South Carolina, in Deed Book 16179, at Page 162.

\*SC Land Trust LLC as Trustee for the

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 by Cedar Brook Properties Funding 3, LLC to Sheryl Adkins on January 15, 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: \_\_\_\_\_ (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 \$317,500.00.
  - (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. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$\_\_\_\_\_.
6. The DEED Recording Fee is computed as follows:
  - (a) \$317,500.00 the amount listed in item 4 above.
  - (b) \$ 0.00 the amount listed in item 5 above (no amount place zero).
- TOTAL** (c) \$317,500.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \$1,174.75
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: CLOSING ATTORNEY
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.

SIGNED: 

R. Chilton Stone

(Grantor, Grantee, or Attorney that prepared form)

Sworn to before me this

15<sup>th</sup> day of January, 2026

Notary Public for South Carolina

My Commission Expires: 8/19/35