

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 #: 2026001140
Receipt Number: 220944 **Return To:**
Recorded As: EREC-DEED
Recorded On: January 16, 2026
Recorded At: 09:46:45 AM **Received From:** SIMPLIFILE
Recorded By: NW **Parties:**
Book/Page: RB 16353: 345 - 350 Direct- DUKES, LINDA
Total Pages: 6 Indirect- RIGGS, DON ALAN

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Consideration: \$298,000.00
County Tax: \$327.80
State Tax: \$774.80
Tax Charge: \$1,102.60



Margaret Bailey

Margaret Bailey - Register of Deeds

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

KNOW ALL MEN BY THESE PRESENTS, **Linda Dukes a/k/a Linda M. Dukes** (herein the "Grantor"), in the State aforesaid, for/and in consideration of the sum of **TWO HUNDRED NINETY EIGHT THOUSAND AND 00/100 DOLLARS** (\$298,000.00), to the Grantor(s) in hand paid at and before the sealing of these Presents by **Don Alan Riggs and Hannah Grace Riggs** (herein the "Grantees"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **Don Alan Riggs and Hannah Grace Riggs, as joint tenants with rights of survivorship and not as tenants in common**, the following described Property (herein the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION.

TMS Number: 160-11-01-011.000

Address of Grantee: *310 Sprucewood Drive
Summerville, SC 29485*

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 **Don Alan Riggs and Hannah Grace Riggs, as joint tenants with rights of survivorship and not as tenants in common**, their heirs and assigns, forever.

AND subject to the exceptions set forth above, I do hereby bind myself and my heirs and assigns, to warrant and forever defend, all and singular, the premises before mentioned unto the said **Don Alan Riggs and Hannah Grace Riggs**, their heirs and assigns, against me and my heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

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

WITNESS my Hand and Seal this 12 day of January, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Captal Keller
Witness #1

Witness #2 Am. Brown

Linda Dukes Linda M. Dukes
Linda Dukes a/k/a Linda M. Dukes

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)
)

The foregoing instrument was acknowledged before me by Linda Dukes a/k/a Linda M. Dukes this 12 day of January, 2026.

Notary Public for South Carolina
My commission expires: 08/12/2034

(SEAL)

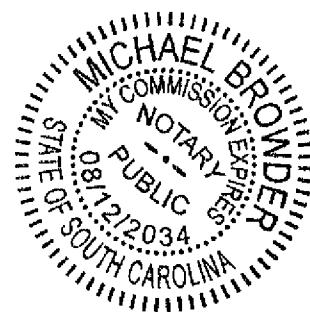


Exhibit "A"

ALL that piece, parcel or lot of land with the buildings thereon, situate, lying and being in the County of Dorchester, State of South Carolina, known and designated as lot 137 Sprucewood subdivision, as shown on a plat made by W.E. Gilbert and Associates, Inc., dated July 11, 1974, and recorded in the Clerk of Courts Office for Dorchester County in Plat Book 21, Page 139; said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

This being the same property conveyed unto Clarence Dukes and Linda Dukes by Deed from James Walden Kurtz and Judy L. Kurtz, dated November 4, 1977 and recorded on November 16, 1977 in Deed Book 328 at Page 128 in the Office of the Register of Deeds for Dorchester County. Subsequently, Clarence E. Dukes, Jr. died intestate on December 22, 2016 (See Dorchester County Estate File 2017-ES-1800001), devising his interest in the above property unto Linda M. Dukes by that Deed of Distribution from the Estate of Clarence "Butch" Edgar Dukes, Jr., dated October 31, 2017 and recorded November 1, 2017 in Book 11076 at Page 8 in the Register of Deeds Office for Dorchester County.

Said property is subject to any and all applicable covenants, conditions, restrictions, limitations, obligations and easements of record.

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 310 Sprucewood Drive Summerville, SC 29485 bearing County Tax Map Number 160-11-01-011.000 was transferred by Linda M. Dukes to Don Alan Riggs and Hannah Grace Riggs 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 (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 \$298,000.00

(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: \$298,000.00

(b) Place the amount listed in item 5 above here: \$0.00

(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$298,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$1,102.60

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.

John R.

Responsible Person Connected with the Transaction

Don Alan Riggs

Print or Type Name Here

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

Notary Public for South Carolina

My Commission Expires: 310-35

Notary (printed name): hale fler

Drogoszewski

