

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 #:	2026001168	
Receipt Number:	220967	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	10:57:41 AM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16354: 215 - 220	Direct- SPARKS, BRUCE J
Total Pages:	6	Indirect- SPARKS, BRUCE J

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

Recording Fee: \$15.00

Exempt
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

TITLE TO REAL ESTATE
 (TITLE NOT SEARCHED)

KNOW ALL MEN BY THESE PRESENTS, BRUCE J. SPARKS AND EDITH M. NORRIS-HOOVER, as joint tenants with rights of survivorship and not as tenants in common (collectively, the "Grantors") in the State aforesaid, County aforesaid for/and in consideration of the sum of Ten and No/100 Dollars (\$10.00) the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release an undivided one-half (1/2) interest in the following described property unto **Bruce J. Sparks as Trustee of the Revocable Trust Agreement of Bruce J. Sparks dated January 8, 2026**, its successors and assigns forever, and an undivided one-half (1/2) interest in the following described property unto **Edith Norris-Hoover as Trustee of the Revocable Trust Agreement of Edith Norris-Hoover dated October 8, 2025**, its successors and assigns forever (collectively, the "Grantees"), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO
 AND INCORPORATED HEREIN BY REFERENCE**

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantees, their successors and assigns forever.

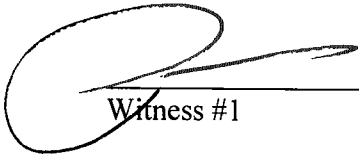
AND the Grantors do hereby bind themselves and their heirs, assigns, executors, and administrators, to warrant and forever defend, all and singular, the said premises unto the said Grantees, their successors and assigns, against the Grantors and their heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[Signature Page Follows]


After Recording Return to:
 Paul M. Lynch, Esq.
 Moore & Van Allen PLLC
 PO Box 22828
 Charleston, SC 29413

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed, this 8th day of January, 2025.

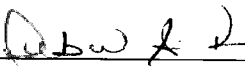
**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**



Witness #1



Bruce J. Sparks, Grantor

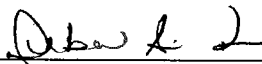


Witness #2

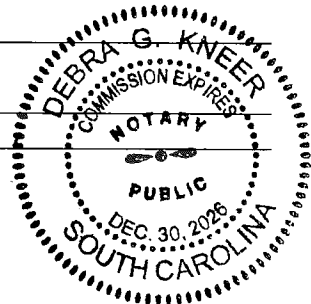
STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

SUBSCRIBED, sworn to, and acknowledged before me by Bruce J. Sparks, as Grantor, on this
8 day of January, 2026.



Notary Public for South Carolina
Notary's Printed Name: _____
My Commission Expires: _____
(SEAL)



**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Signature]
Witness #1

Edith M. Norris-Hoover
Edith M. Norris-Hoover, Grantor

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

SUBSCRIBED, sworn to, and acknowledged before me by Edith M. Norris-Hoover, as Grantor, on this 8 day of January, 2026.

[Signature]
Notary Public for South Carolina
Notary's Printed Name: _____
My Commission Expires: _____
(SEAL)

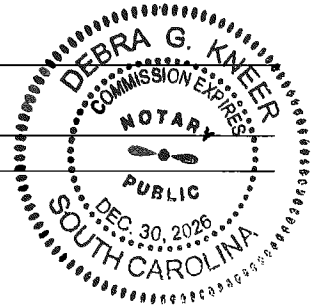


EXHIBIT "A"

ALL that certain piece, parcel, or lot of land, with any improvements thereon, situate, lying and being in the City of North Charleston, County of Dorchester, State of South Carolina, being shown and designated as Lot 24, Ashley Ridge Subdivision at Wescott Plantation, as shown on a plat prepared by Trico Engineering Consultants, Inc., entitled, "Plat Showing Phase 1 & 2 of the Ashley Ridge Subdivision, Property of Wescott Associates, LLC, Located in Wescott Plantation in the City of North Charleston, Dorchester County, South Carolina," dated February 8, 2005 and recorded in the RMC Office for Dorchester County in Plat Book K at Page 146. Said lot having such size, shape, dimensions, buttings and boundings as will more fully appear by reference to said plat.

BEING the same property conveyed to the Grantors herein by deed of TRAVIS C. KESSLER AND KELLY F. KESSLER dated April 25, 2023 and recorded on April 27, 2023 in Book 14698, Page 31, in the Register of Deeds Office for Dorchester County, South Carolina.

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 RMC for Dorchester County, South Carolina.

TMS Number: 162-11-02-028

Grantees' Address: 9284 N. Moreto Circle
Summerville, SC 29485

STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

AFFIDAVIT

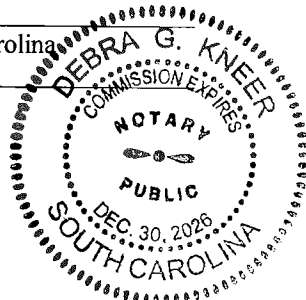
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property known as TMS No. 162-11-02-028 is being transferred on January 8, 2026 from BRUCE J. SPARKS AND EDITH M. NORRIS-HOOVER, as joint tenants with rights of survivorship and not as tenants in common, to Bruce J. Sparks as Trustee of the Revocable Trust Agreement of Bruce J. Sparks dated January 8, 2026, and Edith Norris-Hoover as Trustee of the Revocable Trust Agreement of Edith Norris-Hoover dated October 8, 2025.
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 (exemption# 8) (Explanation if required)
Transfer by trust beneficiary to trust.
 (If exempt, please skip items 4-6, and go to item 7 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 \$_____.
 - (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 or this lien or encumbrance is \$_____.
6. The DEED Recording Fee is computed as follows:
 - (a) \$0_____ the amount listed in item 4 above
 - (b) -0-_____ the amount listed in item 5 above (no amount place zero)
 - (c) \$0_____ Subtract Line 6(b) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transactions as: Attorney
8. Check if Property other than Real Property is being transferred on this Deed.
 - (A) _____ Mobile Home
 - (B) _____ Other
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.

Sworn to before me this 8 day of January, 2026.

Grantor, Grantee, or Legal Representative connected with this transaction

Notary Public for South Carolina
My Commission Expires: _____



Paul M. Lynch, Attorney for the Grantors