

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 ***



Instrument #: 2026001161

Receipt Number: 220962

Return To: PMC LAW

Recorded As: DEED

Recorded On: January 16, 2026

Recorded At: 10:35:55 AM

Received From: PMC LAW

Recorded By: NW

Parties:

Book/Page: RB 16354: 159 - 161

Direct- JOHNSON, MICHAEL S

Total Pages: 3

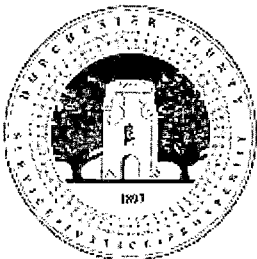
Indirect- JOHNSON, MARILYN S

*** 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)

IN THE PROBATE COURT

COUNTY OF DORCHESTER)

DEED OF DISTRIBUTION

IN THE MATTER OF:)

(Real Property Only)

MICHAEL S. JOHNSON)

NOT A WARRANTY DEED

(Decedent))

Title Not Examined

CASE NUMBER: 2024-ES-18-00-721

The undersigned states as follows:

Decedent died on JULY 3, 2024; and probate of the Estate is being administered in the Probate Court for DORCHESTER County, South Carolina, in File #2024-ES-18-00-721.

I/We was/were appointed Personal Representative (s) on FEBRUARY 11, 2025.

Decedent owned real property described as follows:

Tax Map Number: 171-15-04-002

Street/Property Address: 5507 CAINWOOD DRIVE, NORTH CHARLESTON, SOUTH CAROLINA

Legal Description:

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, SITUATE, LYING, AND BEING IN THE CITY OF NORTH CHARLESTON, DORCHESTER COUNTY, SOUTH CAROLINA, KNOWN AND DESIGNATED AS LOT 2, TRACT K, WHITEHALL ON A PLAT ENTITLED, "A SUBDIVISION PLAT OF WHITEHALL, TRACT K, PHASE I, LOTS 1-37, OWNED BY WHITEHALL LIMITED PARTNERSHIP, LOCATED IN THE CITY OF NORTH CHARLESTON, DORCHESTER COUNTY, SOUTH CAROLINA," PREPARED BY SOUTHEASTERN SURVEYING, INC., DATED APRIL 5, 1990, LAST REVISED APRIL 9, 1990, SAID PLAT BEING RECORDED IN THE RMC OFFICE FOR DORCHESTER COUNTY IN PLAT BOOK G, PAGE 381; THE SAID LOT HAVING SUCH SIZE, SHAPE, DIMENSIONS, BUTTINGS, AND BOUNDINGS, MORE OR LESS, AS WILL BY REFERENCE TO SAID PLAT MORE FULLY APPEAR.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL S. JOHNSON AND MARILYN S. JOHNSON BY DEED OF J. H. WALTERS CONSTRUCTION COMPANY DATED DECEMBER 5, 1991 AND RECORDED DECEMBER 11, 1991 IN THE RMC OFFICE FOR DORCHESTER COUNTY IN BOOK 926 AT PAGE 340.

This transfer is made pursuant to:

- ☐ Decedent's Will
☒ Intestacy Statute: SCPC 62-2-103
☐ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: MARILYN S. JOHNSON, an undivided one-half (1/2) interest
 Address: 5507 CAINWOOD DRIVE
NORTH CHARLESTON, SC 29420

Name: CANDACE JOHNSON, an undivided one-fourth (1/4) interest
 Address: 5507 CAINWOOD DRIVE
NORTH CHARLESTON, SC 29420

Name: E. MATTHEW JOHNSON, an undivided one-fourth (1/4) interest
 Address: 5507 CAINWOOD DRIVE
NORTH CHARLESTON, SC 29420

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 9th day of JANUARY, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: [Signature]

Print Name: DAVID CAUSEY

Witness: [Signature]

Print Name: Reign P. Lezotte

Estate of: MICHAEL S. JOHNSON

Signature of Personal

Representative: [Signature]

Print Name: CANDACE JOHNSON

If applicable,
Signature of Co-Personal
Representative: _____

Print Name: _____

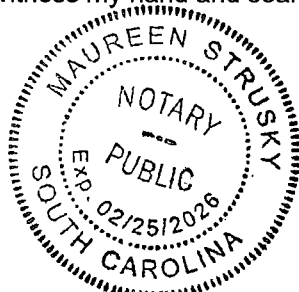
STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF DORCHESTER

I, Maureen Strusky Notary Public, a notary for the State of South Carolina, do hereby certify that CANDACE JOHNSON, as Personal Representative(s) of the Estate of MICHAEL S. JOHNSON, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 9 day of Jan., 2026.



Maureen Strusky
(Signature of Notary Public)
Maureen Strusky
(Print name of Notary Public)
Notary Public for State of SOUTH CAROLINA
My Commission Expires: Feb 25, 2026

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.