

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 #:	2026001163	
Receipt Number:	220964	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	10:42:17 AM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16354: 168 - 172	Direct- SMITH LAND ADVISORS LLC
Total Pages:	5	Indirect- PRINCE, WANDA F

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$49,900.00
County Tax:	\$55.00
State Tax:	\$130.00
Tax Charge:	\$185.00



Margaret Bailey

Margaret Bailey - Register of Deeds

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

KNOW ALL MEN BY THESE PRESENTS, that **SMITH LAND ADVISORS, LLC, A TEXAS LIMITED LIABILITY COMPANY** in the State aforesaid, for and in consideration of the sum of **FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$49,900.00) DOLLARS** to it paid by **WANDA F. PRINCE AND DANIEL J. PATRISS, JR., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, in the State aforesaid, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said **WANDA F. PRINCE AND DANIEL J. PATRISS, JR., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, the following described property, to-wit:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being in Dorchester County, State of South Carolina, measuring and containing 2.08 Acres and being more fully shown as New Parcel "D" on a plat entitled "Family Subdivision Plat of TMS 007-00-00-120.000 (10.58 Acres) Property of Lloyd Davis Creating Four New Parcels as shown hereon also creating a New 50' Easement Located West of Rosinville Dorchester County, South Carolina" dated October 14, 2015. Said plat was prepared by Thomas L. Westbury SCRLS No. 23571 and is recorded in Book M at Page 68, in the Office of the Register of Deeds for Dorchester County.

This being the same property conveyed to Smith Land Advisors, LLC by deed of Leroy Davis, dated June 25, 2025 and recorded July 1, 2025 in Book 15969 at Page 240, in the Office of the Register of Deeds for Dorchester County.

TMS# 007-00-00-249

Grantee's Address: 193 Sandhill Road
Dorchester, SC 29437

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 premises before mentioned unto the said **WANDA F. PRINCE AND DANIEL J. PATRISS, JR., AS JOINT**

TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, their heirs and assigns forever. And Smith Land Advisors, LLC does hereby bind itself and its successors, executors and administrators, to warrant and forever defend all and singular the said premises unto the said **WANDA F. PRINCE AND DANIEL J. PATRISS, JR., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, their heirs and assigns, against Smith Land Advisors, LLC, its successors, assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

{THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK}

WITNESS my Hand and Seal this 13th day of January, 2026.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

SMITH LAND ADVISORS, LLC

W. Reeves William Reeves

[Signature]
By: Travis Smith, Sole Member

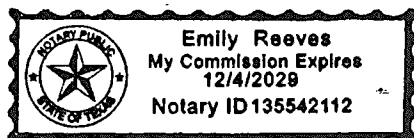
Matt Bielski Matt Bielski

STATE OF Texas

COUNTY OF Kaufman

I, the undersigned Notary Public for the State of Texas, do hereby certify that Travis Smith, Sole Member of Smith Land Advisors, LLC (the person(s) signing the above instrument) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of ~~February~~ January, 2026.




Emily Reeves
Notary Public for Texas, Kaufman County
Notary Name Printed: Emily Reeves
My Commission Expires: 12/04/2029

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

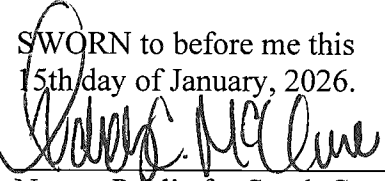
PERSONALLY appeared before me the undersigned, who being duly sworn deposes and says:

1. I have read the information concerning the new exemption numbers (Senate Bill 564 – June 10, 1997), and I understand this information.
2. The property being transferred bearing **DORCHESTER COUNTY TMS NO. 007-00-00-249** was transferred from **SMITH LAND ADVISORS, LLC** to **WANDA F. PRINCE AND DANIEL J. PATRISS, JR.** on January 13, 2026.
3. The deed is NOT EXEMPT from the deed recording fees, and the FAIR MARKET VALUE IS **\$49,900.00**
4. The deed is exempt from the deed recording fee because (use new exemption number and explain reason for exemption):
EXEMPTION # ____ (See new exemption number on enclosed sheet) AND
EXPLANATION FOR EXEMPTION
5. As required by code section 12-24-70, I state I am a responsible person who was connected with the transaction as: () grantor, () grantee, (X) attorney, () other (state connection) _____
6. I understand that a person required to furnish this affidavit who willfully furnishes a false for fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than \$1000.00 or imprisoned for more than one year, or both.



Responsible person Connected with
Transaction (see#5)

SWORN to before me this
15th day of January, 2026.



Notary Public for South Carolina
My Comm. Expires:

