

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 #: 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

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\*\*\* 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 Rosenville 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 13<sup>th</sup> day of January, 2026.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

W.R. William Reeves

SMITH LAND ADVISORS, LLC

T.S.

By: Travis Smith, Sole Member

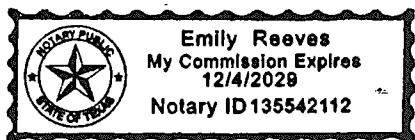
Matt Bielski Matt Bielski

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 January, 2026.



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

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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 MAKET 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 or 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.

*J. Frank Chee*  
\_\_\_\_\_  
Responsible person Connected with  
Transaction (see#5)

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

*Audrey C. McClure*  
\_\_\_\_\_  
Notary Public for South Carolina  
My Comm. Expires:

