

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

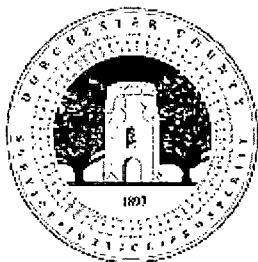
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #: 2026001175
Receipt Number: 220970 Return To: SHEPHERD LAW
Recorded As: DEED
Recorded On: January 16, 2026
Recorded At: 11:08:44 AM Received From: SHEPHERD LAW
Recorded By: NW Parties:
Book/Page: RB 16354: 248 - 251 Direct- WHALEY, ROBERT
Total Pages: 4 Indirect- WHALEY, ROBERT C

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Exempt
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

TITLE NEITHER EXAMINED NOR CERTIFIED BY SHEPHERD LAW FIRM, LLC

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **ROBERT WHALEY AND SHANON WHALEY**, for and in consideration of beneficial interests in our below-described joint Revocable Living Trust, to us in hand paid at and before the sealing of these presents by **ROBERT C. WHALEY AND SHANON W. WHALEY as TRUSTEES of the WHALEY FAMILY TRUST DATED JANUARY 8, 2026**, have remised, released and forever quitclaimed and by these presents do remise, release and forever quitclaim unto **ROBERT C. WHALEY AND SHANON W. WHALEY as TRUSTEES of the WHALEY FAMILY TRUST DATED JANUARY 8, 2026**, the following described property, to-wit:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Dorchester, State of South Carolina, shown and designated as "CPI-14, LOT 12", ("Lot or Homesites"), on a plat entitled, "SUBDIVISION PLAT SHOWING THE CREATION OF EAST EDISTO, SUMMERS CREEK, COMMUNITY PLAN 1, BLOCK 14, LOTS 1 THRU 14 AND H.O.A. AREA 30 SEWER EASEMENTS, WATER EASEMENTS, DRAINAGE EASEMENTS, ALLEY 18, WOODGATE WAY, BIRD SONG PATH, AND RESIDUAL PROPERTY BEING A PORTION OF PARCEL B-1, TMS# 159-00-00-024 THE PROPERTY OF MWV-EAST EDISTO SUMMERS CORNER, LLC, DORCHESTER COUNTY, SOUTH CAROLINA", prepared under seal of Nancy Frasure Schwacke, PLS #26955 of Bowman Consulting Group, Ltd., dated October 8, 2015, last revised December 11, 2015, and recorded April 8, 2016, in Plat Cabinet M, Page 81, in the Office of the Register of Deeds for Dorchester County, South Carolina, reference to which is hereby craved for a more complete description.

SUBJECT to all covenants, conditions, restrictions, limitations, and easements of record.

BEING the same property conveyed to Robert Whaley and Shanon Whaley by Deed of Dean F. Schmitt and Margaret G. Schmitt dated March 9, 2022 and recorded March 14, 2022 in the Dorchester County ROD Office in Book 14043 at Page 344.

TMS No. 159-01-14-012

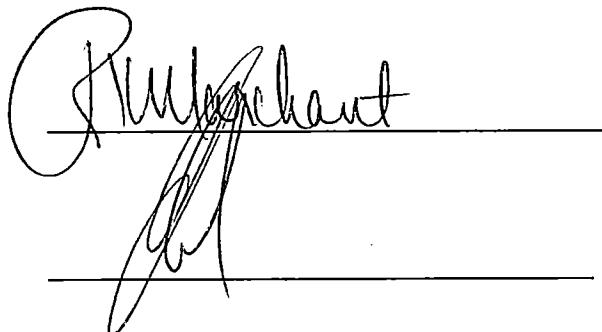
Grantee's Address: 116 Rhetts Way
Summerville, SC 29485

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

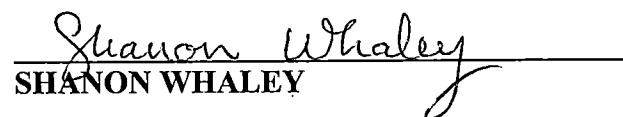
TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said **ROBERT C. WHALEY AND SHANON W. WHALEY** as **TRUSTEES** of the **WHALEY FAMILY TRUST DATED JANUARY 8, 2026.**

WITNESS their Hand(s) and Seal(s) this 8th day of January, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



ROBERT WHALEY



Shanon Whaley
SHANON WHALEY

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGEMENT

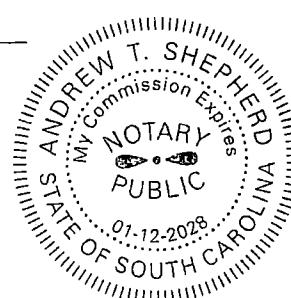
COUNTY OF BERKELEY

)

)

The foregoing instrument was acknowledged before me by **ROBERT WHALEY AND SHANON WHALEY** this 8th day of January, 2026.

Notary Public for South Carolina
My Commission Expires: 01/12/2028



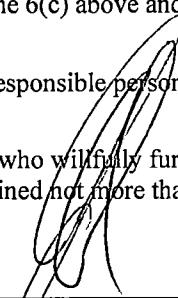
STATE OF SOUTH CAROLINA }
 COUNTY OF BERKELEY }
 }
 AFFIDAVIT

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

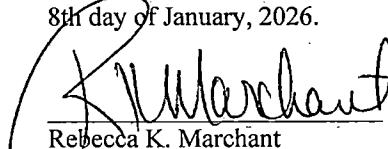
1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred on 01/08/2026 by Robert Whaley and Shanon Whaley to Robert C. Whaley and Shanon W. Whaley as Trustees of the Whaley Family Trust dated 01/08/2026.
3. Check one of the following: The 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 distribution to a trust beneficiary.
 - (c) EXEMPT from the deed recording fee because Exemption #8, Beneficiary Interest in Trust
(Explanation required)

(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)
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 \$ _____
 - (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 of this lien or encumbrance is \$ _____.
6. The Deed Recording Fee is computed as follows:
 - (a) the amount listed in item 4 above \$ _____
 - (b) the amount listed in item 5 above (If no amount is listed, place zero here.) -0-
 - (c) Subtract Line 6(b) from Line 6(a) and place the result here: \$ _____
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$ _____
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
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.

Responsible Person(s) Connected with the Transaction:


Andrew T. Shepherd

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


Rebecca K. Marchant
Notary Public for South Carolina
My commission expires: 09/24/2035

