

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

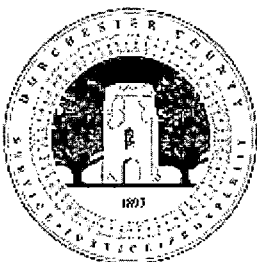
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2026001181		
Receipt Number:	220970	Return To:	SHEPHERD LAW
Recorded As:	DEED		
Recorded On:	January 16, 2026		
Recorded At:	11:08:50 AM	Received From:	SHEPHERD LAW
Recorded By:	NW	Parties:	
Book/Page:	RB 16354: 301 - 304		Direct- SYSSA, JENNIFER G
Total Pages:	4		Indirect- SYSSA, JENNIFER

*** 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) **QUITCLAIM DEED**

After Recording, Return To:
Shepherd Law Firm, LLC
204 Brighton Park Blvd., Suite B
Summerville, SC 29486

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said **TODD W. SYSSA AND JENNIFER SYSSA AS TRUSTEES OF THE SYSSA FAMILY TRUST DATED JANUARY 9, 2026.**

WITNESS his Hand(s) and Seal(s) this 9th day of January, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Helen Schuller

Jennifer G. Syssa
JENNIFER G. SYSSA

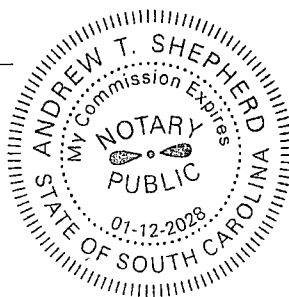
STATE OF SOUTH CAROLINA)

) ACKNOWLEDGEMENT

COUNTY OF BERKELEY)

The foregoing instrument was acknowledged before me by **JENNIFER G. SYSSA** this 9th day of January, 2026.

[Signature]
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 01/09/2026 by Jennifer G. Syssa to Todd W. Syssa and Jennifer Syssa as Trustees of the Syssa Family Trust dated 01/09/2026.
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) X **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
9th day of January, 2026

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

