

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

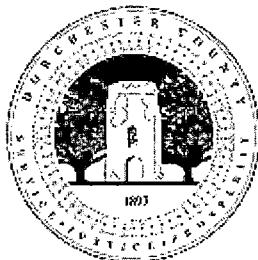
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



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

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 I, **JENNIFER G. SYSSA** (“Grantor”), for and in consideration of the beneficial interests in the below described Revocable Living Trust, at and before the sealing of these presents by **TODD W. SYSSA AND JENNIFER SYSSA AS TRUSTEES OF THE SYSSA FAMILY TRUST DATED JANUARY 9, 2026**, have remised, released and forever quitclaimed and by these presents do remise, release and forever quitclaim unto **TODD W. SYSSA AND JENNIFER SYSSA AS TRUSTEES OF THE SYSSA FAMILY TRUST DATED JANUARY 9, 2026**, the following described property, to-wit:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the Town of Summerville, Dorchester County, South Carolina, being shown and designated as **Lot 317**, on that certain plat prepared by General Engineering & Environmental, LLC entitled, "FINAL SUBDIVISION PLAT OF MYERS MILL COMMUNITY PHASE III, OWNED BY LANDCRAFT DEVELOPMENT, LOCATED ON CENTRAL AVENUE, KNIGHTSVILLE COMMUNITY, NEAR THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA," dated July 10, 2006 and recorded in the ROD Office for Dorchester County in Plat Cabinet L at page 31 on October 2, 2006.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the ROD for Dorchester County, South Carolina.

BEING the same property conveyed to Jennifer G. Syssa by Deed of Shannon Plaster Laughlin and Matthew Warren Laughlin dated February 18, 2015 and recorded February 25, 2015 in the Dorchester County ROD Office in Book 9626 at Page 266.

TMS No.: 143-03-03-049

Grantee Address: 8018 Henderson Road
Summerville, SC 29483

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 **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 R. Schuller

Jennifer G. Syssa

JENNIFER G. SYSSA

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGEMENT

COUNTY OF BERKELEY

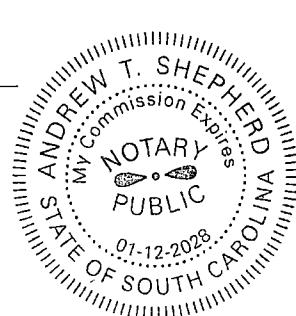
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)

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

Notary Public for South Carolina

My Commission Expires: 01/12/2028



STATE OF SOUTH CAROLINA }
 COUNTY OF BERKELEY } } AFFIDAVIT

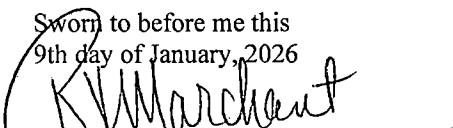
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred on 01/09/2026 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) 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
 Notary Public for South Carolina
 My commission expires: 09/24/2035

