

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 #:	2026001196	
Receipt Number:	220979	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	11:35:27 AM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16355: 52 - 56	Direct- THOMPSON, JOSEPH CHRISTOPHER
Total Pages:	5	Indirect- WORTH, ALEXANDER THOMAS

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**\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\***

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Recording Fee:	\$15.00
Consideration:	\$312,000.00
County Tax:	\$343.20
State Tax:	\$811.20
Tax Charge:	\$1,154.40

*Margaret Bailey*

Margaret Bailey - Register of Deeds



Prepared By:

Charpia and Hammes, LLC  
215 W. 2nd South St.  
Summerville, SC 29483

STATE OF SOUTH CAROLINA )  
COUNTY OF DORCHESTER )

# **GENERAL WARRANTY DEED**

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS**, that **Joseph Christopher Thompson and Kelly Thompson**, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS (\$312,000.00)**, the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

**Alexander Thomas Worth and Mary Barta**

**as Joint Tenants with Right of Survivorship and Not as Tenants in Common** (hereinafter "Grantee") Grantee's successors and assignees forever all Grantee's right, title and equitable or legal interest in and to:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Dorchester, State of South Carolina, and shown and designated as CU5-5, LOT 6; (also known as LOT 6, BLOCK 5) on that certain plat entitled "FINAL SUBDIVISION PLAT OF EAST EDISTO, SUMMERS CORNER, COMMUNITY PLAN 3, COMMUNITY UNITS 4 & 5, SWEETGRASS, PHASE 4, NEAR SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA, PREPARED FOR AND OWNED BY LENNAR CAROLINAS, LLC," prepared by Phillip P. Gerard (SCPLS 26596) of Thomas & Hutton Engineering Co. on January 16, 2025, subject Plat being recorded in the Office of the Register of Deeds for Dorchester County, South Carolina on April 30, 2025, in Plat Book P at Pages 287 to 292 (Instrument Number: 2025008569-8574). Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

## **DERIVATION:**

This being the same property conveyed to Joseph Christopher Thompson and Kelly Thompson by Limited Warranty Deed of Lennar Carolinas, LLC, a Delaware limited liability company dated September 15, 2025 and recorded September 16, 2025 in Book 16115, Page 225, Dorchester County, South Carolina.

**Weeks & Irvine, LLC**  
**810 N. Main Street**  
**Summerville, SC 29483**

25-14146 SD

Common Address: 1046 Tea Time Drive, Summerville, SC 29472

Grantor Address: 18 Rosewood Avenue, Attleboro, MA 02703

**Grantee Address: 1046 Tea Time Drive, Summerville, SC 29472**

This conveyance is made SUBJECT TO:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 Grantee, and Grantee's heirs and assigns forever.

**AND GRANTOR DOES** hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of Joseph Christopher Thompson and Kelly Thompson this 13th  
 day of January and in the year of our Lord, Two Thousand and Twenty-Six (2026)  
 and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of  
 America.

Signed, Sealed and Delivered  
 in the presence of:

[Signature]  
 Witness No. 1

[Signature]  
 Witness No. 2 (NOTARY)

Joseph Christopher Thompson  
 by Randall L. Charpia his  
 Attorney-in-Fact

Joseph Christopher Thompson  
 By Randall L. Charpia  
 His Attorney-In-Fact

Kelly Thompson by Randall L. Charpia  
 Her Attorney-in-Fact

Kelly Thompson  
 By Randall L. Charpia  
 Her Attorney-In-Fact

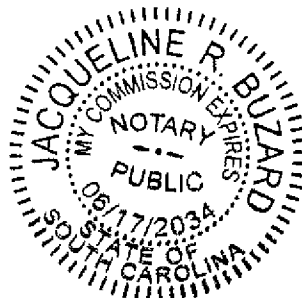
State of South Carolina

County of Dorchester

The foregoing instrument was acknowledged before me this 13th day of January, 2026, by Joseph  
 Christopher Thompson and Kelly Thompson, by Randall L. Charpia, their attorney-in-fact.

[Signature]  
 Notary Public

Affix stamp/seal:



**COUNTY OF DORCHESTER**

)  
) **AFFIDAVIT**  
)

**Date of Transfer of Title**

**January 15, 2026**

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 being transferred is located at 1046 Tea Time Drive, Summerville, SC 29485, bearing County Tax Map Number 159-05-05-006, was transferred by Joseph Christopher Thompson and Kelly Thompson TO Alexander Thomas Worth and Mary Barta on January 15, 2026.
3. Check one of the following: The deed is:

subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's

- a. X 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 a distribution to a trust beneficiary.
- c. \_\_\_ EXEMPT from the deed recording fee because \_\_\_\_\_. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.)

If exempt under exemption #14, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐. This realty was purchased with the funds of the principal.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
- a.  X  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$312,000.00.
- 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract agreement between the lien holder and the buyer existing before 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. | Place the amount listed in item 4 above here:  | <u>\$312,000.00</u> |
| b. | Place the amount listed in item 5 above here:<br>(if no amount listed, place zero here.) | <u>\$0.00</u>       |
| c. | Subtract line 6(b) from line 6(a) and place result here:                                 | <u>\$312,000.00</u> |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,154.40.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantee.
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.

SWORN to before me this the 15<sup>th</sup> day of January, 2026.

**Notary Public**

My Commission Expires: 06/20/2035  
(SEAL)

Alexander Thomas Worth  
Print or Type Name Here

