

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

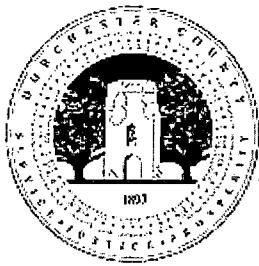
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #: 2026001217
Receipt Number: 220997 Return To: QUATTLEBAUM
Recorded As: DEED
Recorded On: January 16, 2026
Recorded At: 01:28:58 PM Received From: QUATTLEBAUM
Recorded By: NW Parties:
Book/Page: RB 16355: 194 - 198 Direct- CHINNERS, CHARLES E
Total Pages: 5 Indirect- MARTIN, EARL E JR

*** 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)
) TITLE TO REAL ESTATE
) TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, that I, **CHARLES E. CHINNERS** in the State aforesaid, for and in consideration of the sum of **FIVE AND 00/100 (\$5.00) DOLLARS**, to me paid by **EARL E. MARTIN, JR. AND SUSAN A. MARTIN**, in the State aforesaid, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said **EARL E. MARTIN, JR. AND SUSAN A. MARTIN**, the following described property, to-wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property.

All that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, containing **0.17 acres**, more or less, and being designated as **Tract 2** on a plat entitled "PLAT SHOWING TMS 098-00-00-049 & 098-00-00-131 CONTAINING 1.32 ACRES PROPERTY OF EARL E. JR. & SUSAN A. MARTIN SHOWING TRACT 2 TMS 098-00-00-051 CONTAINING 0.17 ACRES PROPERTY OF CHARLES E. CHINNERS ABOUT TO BE CONVEYED TO EARL E. JR & SUSAN A. MARTIN SHOWING TMS 098-00-00-051 & 098-00-00-270 TO BE COMBINED FOR A TOTAL OF 0.72 ACRES, LOCATED NEAR TOWN OF RIDGEVILLE DORCHESTER CO. S.C." dated January 4, 2025 Revised October 3, 2025. Said plat was prepared by Richard J. Rhode, PLS, SCRLS No. 11366, and recorded in the Office of the Register of Deeds for Dorchester County in Plat Book P, at Page 616, said plat being incorporated herein as a part of this description, with the said piece, parcel or lot of land having such size, shape, buttings, boundings and measurements as will by reference to the said plat more fully and at large appear.

This being a portion of the property conveyed to Charles E. Chinners by deed of Mary Olive Chinners Austin a/k/a Mary Olive Chinners, dated August 17, 1995 and recorded August 22, 1995 in Book 1492 at Page 1, in the Office of the Register of Deeds for Dorchester County.

Coming out of TMS# 098-00-00-051
Going into TMS# 098-00-00-131

Grantee's Address: PO Box 232
Ridgeville, SC 29472

THE QUATTLEBAUM LAW FIRM, LLC
222 N. PARLER AVENUE
ST. GEORGE, SC 29477

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 **EARL E. MARTIN, JR. AND SUSAN A. MARTIN**, their heirs and assigns forever.

And I do hereby bind myself and my heirs and assigns to warrant and forever defend all and singular the said premises unto the said **EARL E. MARTIN, JR. AND SUSAN A. MARTIN**, their heirs and assigns, against myself and my heirs and 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 14th day of January 2026

SIGNED, SEALED AND DELIVERED

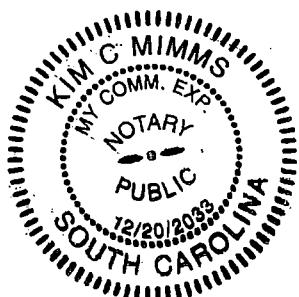
IN THE PRESENCE OF:

Charles E. Chiners
CHARLES E. CHINNERS

John F. McClure
John C. Morris

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

The foregoing instrument was acknowledged before me this 14th day of January 2026, by CHARLES E. CHINNERS, who is personally known to me, or was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument.



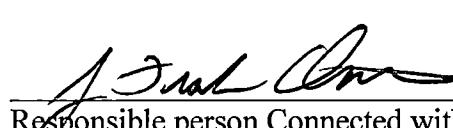
SWORN to before me this
14th day of January 2026.

John C. Morris
Notary Public for South Carolina
My Commission Expires: 12/20/2033

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

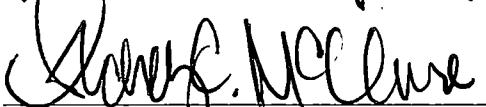
PERSONALLY appeared before me the undersigned, who being duly sworn deposes and says:

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 is bearing **DORCHESTER COUNTY TAX MAP NO. 098-00-00-131** was transferred by **CHARLES E. CHINNERS TO EARL E. MARTIN, JR. AND SUSAN A. MARTIN on January 14, 2010**.
3. The deed is NOT EXEMPT from the deed recording fees, and the FAIR MAKET VALUE IS N/A
4. The deed is exempt from the deed recording fee because (use new exemption number and explain reason for exemption):
EXEMPTION# 1 – CONSIDERATION BEING LESS THAN \$100
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.



Responsible person Connected with
Transaction (see#5)

SWORN to before me this
14 day of January 2010.



Notary Public for South Carolina
My Comm. Expires:

