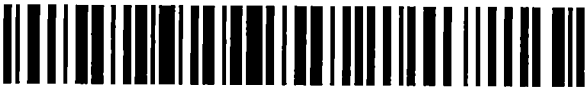


MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

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

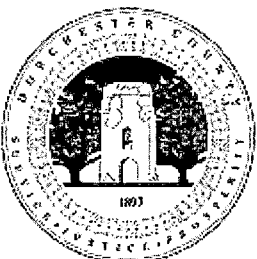
\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2026001211		
Receipt Number:	220994	Return To:	RENEE BOYD
Recorded As:	DEED		
Recorded On:	January 16, 2026		
Recorded At:	01:14:35 PM	Received From:	RENEE BOYD
Recorded By:	NW	Parties:	
Book/Page:	RB 16355: 147 - 152		Direct- BOYD, RENEE
Total Pages:	6		Indirect- BOYD, JAMES R

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

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



Margaret Bailey

Margaret Bailey - Register of Deeds

5

STATE OF SOUTH CAROLINA	)	QUIT CLAIM DEED
	)	DEED DRAWN ONLY -
COUNTY OF DORCHESTER	)	TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, that I, RENEE A. BOYD, in consideration of the premises and also in consideration of the sum of FIVE AND NO/100 (\$5.00) DOLLARS, AND PURSUANT TO THE FINAL DECREE OF DIVORCE, DATED JANUARY 16, 2026, SIGNED BY THE HONORABLE MANDY WILKERSON KIMMONS, FAMILY COURT JUDGE FOR DORCHESTER COUNTY, UNDER CASE NUMBER 2025-DR-18-1242, to me in hand paid at and before the sealing of these presents, by JAMES R. BOYD, (the receipt of which is hereby acknowledged) have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said JAMES R. BOYD all of my undivided right, title and interest in and to the following described real properties, to-wit:

ALL that certain piece, parcel or lot of land, lying in Dorchester County, State of South Carolina, and more particularly described as follows: LOT 65, BLOCK T, as shown on a plat entitled, "FINAL PLAT OF LOTS 55 THRU 81, BLOCK T, LINKSIDE VILLAGE-PHASE XIII AT PINE FOREST COUNTRY CLUB, TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA, OWNED BY SOUTHEASTERN COUNTRY CLUB GROUP" prepared by Atlantic Surveying, Inc., LS recorded Dorchester County ROD in Book L, page 51, on February 8, 2007. Said lot having such size shape, metes, bounds and dimensions as shown thereon to which reference is hereby made for a more full and complete description.

The within described property is conveyed subject to easements, restrictions, covenants, conditions, and matters of record, including, without limitation, the following: matters set forth on the plat referred to above as the same may affect the within property; rules and regulations of applicable governmental authorities; real property taxes for the year of delivery hereof.

BEING the same property conveyed to Renee A. Boyd and James R. Boyd as joint tenants with rights of survivorship, not as tenants in common, by Deed of John

Renee Boyd  
4/9/24 IDE RJ. Wilson NY  
14172

N. Valltos and Lori L. Nelson dated July 11, 2013, and recorded on July 23, 2013 in the Office of the Dorchester County Recording in Book 8923, Page 234.

TMS # 129-10-13-029

GRANTEE'S ADDRESS: 114 HAZELTINE BEND, 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 premises before mentioned unto the said JAMES R. BOYD, his Heirs, and Assigns forever, so that neither I nor my heirs nor any other person or persons, claiming under me or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part of the parcel thereof, forever.

WITNESS my Hand and Seal this 16<sup>th</sup> day of JANUARY in the year of our Lord Two Thousand Twenty-six and in the two hundred and fiftieth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Joanna Schel  
(signature of 1st witness)

RENEE A. BOYD  
RENEE A. BOYD

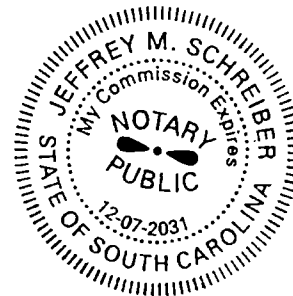
(signature of Notary Public)  
(signature of Notary Public)

STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF BERKELEY         )

I, JEFFREY M. SCHREIBER a Notary Public for the  
State of South Carolina, do hereby certify that RENEE A. BOYD personally  
appeared before me this day and acknowledged the due execution of the  
foregoing instrument.

Witness my hand and official seal this the 16<sup>th</sup>  
day of JANUARY, 2026.

(signature)  
Notary Public for South Carolina  
My Commission Expires: 12/07/2031.



STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF DORCHESTER )

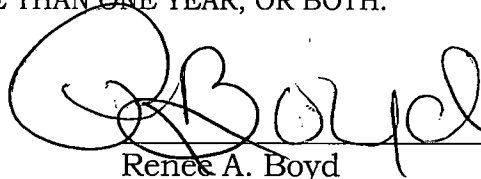
## AFFIDAVIT

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

1. I have read the information on this affidavit and understand such information.
2. The Property is being transferred by RENEE A. BOYD to JAMES R. BOYD Tax Map Number 129-10-13-029 with a site address of 114 Hazeltine Bend, Summerville, SC 29483 on the 16 day of January, 2026.
3. CHECK ONE OF THE FOLLOWING: THE DEED IS:
  - a. ☐ Subject to the recording fee as a transfer to a consideration paid or to be paid in money or money's worth.
  - b. ☐ Subject to the 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 a distribution to a trust beneficiary.
  - c. ☒ Exempt from the deed recording fee because: (Exemption # 12- Quitclaim Deed ) (Explanation if Required -(1) LESS THAN \$100.00 VALUE; (2) TRANSFER TO GOVERNMENT AGENCY; (4) NO GAIN; (5) TRANSFER TO PARTITION (6) CEMETERY; (7) TIMBER DEED; (9) FAMILY MEMBER (12) CORRECTIVE OR QUITCLAIM DEED
4. CHECK ONE OF THE FOLLOWING IF DEED IS SUBJECT TO THE RECORDING FEE:
  - a. ☐ The fee is computed on the consideration paid in money or worth. CONSIDERATION PAID \$\_\_\_\_\_.
  - b. ☐ The fee is calculated on the fair market value of the property of \$\_\_\_\_\_.
  - c. ☐ The fee is calculated 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 \$\_\_\_\_\_ MORTGAGE BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_.
6. THE DEED RECORDING FEE IS CALCULATED AS FOLLOWS:
 

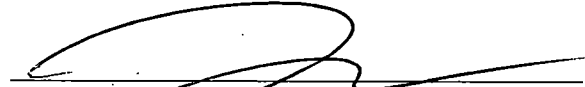
a. Amount of consideration or value listed in Item #4.	\$ _____
b. Subtract the amount of encumbrance (#5)	\$ _____
c. Result of line 6(a) minus 6(b) Equity	\$ _____
7. AMOUNT FROM LINE 6(C) ON WHICH RECORDING FEE IS CALCULATED \$\_\_\_\_\_
8. AS REQUIRED BY CODE SECTION 12-24-70, I AM A RESPONSIBLE PERSON WHO WAS CONNECTED WITH TRANSACTION AS SELLER, BUYER, AGENT, ATTORNEY.
9. ☐ DEED OF DISTRIBUTION - Attorney's Affidavit: Estate of \_\_\_\_\_ deceased CASE NUMBER \_\_\_\_\_. Personally appeared before me the undersigned attorney who, being duly sworn, certified that he is licensed to practice law in the State of South Carolina, and that he has prepared the Deed of Distribution for the Personal Representative in the Estate of \_\_\_\_\_ deceased, and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I UNDERSTAND THAT A PERSON REQUIRED TO FURNISH THIS AFFIDAVIT WHO

WILFULLY FURNISHES A FALSE OR FRAUDULENT AFFIDAVIT IS GUILTY OF A MISDEMEANOR AND, UPON CONVICTION; MUST BE FINED NOT MORE THAN \$1,000.00, OR IMPRISONED MORE THAN ONE YEAR, OR BOTH.



Renee A. Boyd  
Grantee

SWORN to before me this  
16<sup>th</sup> day of JANUARY, 2026



Notary Public for South Carolina  
My Commission Expires: 12/07/2031

