

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 *****

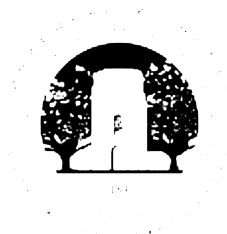
***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2026001212	
Receipt Number:	220995	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	01:21:03 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16355: 153 - 157	Direct- TAPIA, SYDNEY MIKAELA
Total Pages:	5	Indirect- TAPIA, HECTOR

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

Recording Fee: \$15.00

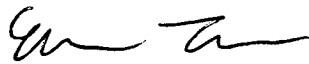
Exempt
Tax Charge: \$0.00



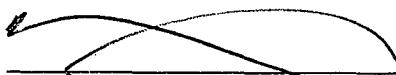
Margaret Bailey

Margaret Bailey - Register of Deeds

In Witness Whereof the said Grantor hereunto set my hand(s) and seal(s) this 6 day of January, 2026.



Witness #1 Emilia Turrisi



Witness #2 Monique Mitchum



Sydney Mikaela Tapia n/k/a
Carley, Sydney Mikaela

STATE OF SOUTH CAROLINA

)

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ACKNOWLEDGMENT

COUNTY OF CHARLESTON

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I, Lenord Mitchum, Notary Public for the State of South Carolina, do hereby certify that Sydney Mikaela Tapia n/k/a Carley, Sydney Mikaela, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to and subscribed before this 6 day of January, 2026.



Notary Public for South Carolina

My commission expires: 7/10/2030

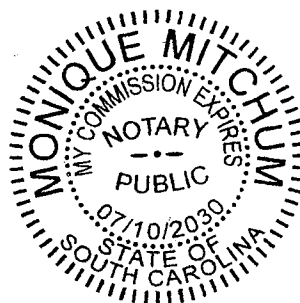


Exhibit "A"

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the Town of Summerville, County of Dorchester, State of South Carolina, shown and designated as Lot B-104 and being more specifically shown on a plat prepared by Trico Engineering Consultants, Inc., entitled "Subdivision plat showing Summerhaven, Phase 1-C (23.640 acres), being a portion of Tract T, property of Gramling Brothers Real Estate and development, located in the Town of Summerville, Dorchester County, South Carolina", dated August 12, 2003 and recorded August 21, 2003 in the RMC Office for Dorchester County in Plat Cabinet K at Slide 73.

Being the same property conveyed to Hector Tapia and Sydney Mikaela Tapia by Deed from Michael E. Tuttle dated January 8, 2024 and recorded on January 24, 2024 in Book 15106 at Page 181, in the Office of the Register of Deeds for Dorchester County, South Carolina.

TMS # 146-12-04-043

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

AFFIDAVIT

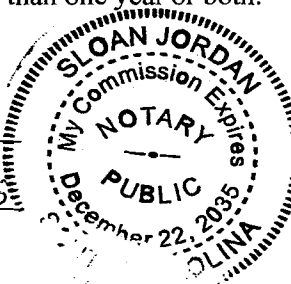
Date of Transfer of Title
 8th day of January, 2026

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 known as 108 Trellis Lane, Ladson, SC 29456 bearing Dorchester County TMS Number 1461204043000 is being transferred by Sydney Mikaela Tapia n/k/a Sydney Mikaela Carley to Hector Tapia on the 8th day of January, 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 a distribution to a trust beneficiary.
 - (c) X EXEMPT from the deed recording fee because: Exemption 1; Transfer less than \$100
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (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 n/a.
 - (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a.
5. Check YES ___ or NO X 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 or 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 n/a.
6. The DEED Recording Fee is and is computed as follows:
 - (a) \$ _____ the amount listed in Item #4 above
 - (b) \$ 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$ _____ subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transition as closing attorney.
8. 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
 8th day of January, 2025

[Signature]
 Notary Public for South Carolina
 My Commission expires: 12/22/35



[Signature]
 Name: Dennis M. Tucker
 Person involved in this transaction is the

Closing Attorney