

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

After Recording Return To:
Mitchum Law Firm, LLC
32 Cooper Street
Charleston, SC 29403

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Sydney Mikaela Tapia n/k/a Sydney Mikaela Carley (hereinafter referred to as the "Grantor"), in the State aforesaid, for and in consideration of the sum of ZERO AND 00/100 Dollars (\$0.00), to Grantor in hand paid at and before the sealing of these presents by Hector Tapia (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, subject to all existing easements, covenants, restrictions, conditions and rights-of way of record (the "Permitted Exceptions"), has remised, released and forever quit claimed, and by these presents does remise, release and forever quit claim unto the said Grantee the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF BY
REFERENCE FOR A DESCRIPTION OF THE PROPERTY BEING CONVEYED
(the "Premises").

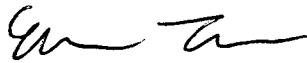
Grantee's Address: 108 Trellis Lane, Ladson, SC 29456

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 Hector Tapia, Grantee's successors, heirs and assigns, forever.

AND, the Grantor does hereby bind, subject to the Permitted Exceptions, Grantor and Grantor's successors, heirs and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and Grantee's successors, heirs and assigns, against Grantor and Grantor's successors, heirs and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

)

ACKNOWLEDGMENT

COUNTY OF CHARLESTON

)

)

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: 07/10/2030



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

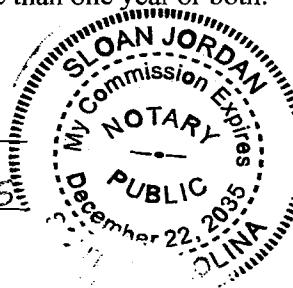
STATE OF SOUTH CAROLINA) Date of Transfer of Title
) 8th day of January, 2026
 COUNTY OF DORCHESTER) AFFIDAVIT

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 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) 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 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

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



Name: Edward Mitchell
 Person involved in this transaction is the
Closing Attorney