

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

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

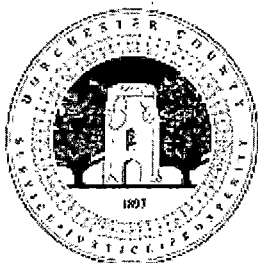
\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2026001220		
Receipt Number:	220997	Return To:	QUATTLEBAUM
Recorded As:	DEED		
Recorded On:	January 16, 2026		
Recorded At:	01:29:01 PM	Received From:	QUATTLEBAUM
Recorded By:	NW	Parties:	
Book/Page:	RB 16355: 213 - 215		Direct- PHILLIPS, JAMES DONALD JR
Total Pages:	3		Indirect- PHILLIPS, CARRIE J

\*\*\* 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 )  
 ) IN THE PROBATE COURT  
 COUNTY OF DORCHESTER ) DEED OF DISTRIBUTION(Real Property Only)  
 NOT A WARRANTY DEED

IN THE MATTER OF: )  
 )  
JAMES DONALD PHILLIPS, JR. ) CASE NO. 2025ES1800424

The undersigned states as follows:

Decedent died on 06/03/2022; and probate of the Estate was administered in the Probate Court for Dorchester County, South Carolina, in File# 2025ES1800424.

I was appointed Personal Representative on 07/01/2025.

Decedent owned real property described as follows:

All of the right, title and interest being a Fifty Percent (50 %) undivided interest of JAMES DONALD PHILLIPS, JR. in and to the following described 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, and known and designated as "LOT 8, BLOCK E, TRANQUIL ESTATES, SECTION III", on a plat entitled "TRANQUIL ESTATES SUBD. SECTION III LADSON ROAD DORCHESTER CO., S.C." prepared by Sigma Engineers, Inc., recorded October 19, 1977, in the Office of the Register of Deeds for Dorchester County in Plat Book 24, at Page 272, 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.

Subject to restrictive covenants of record in the Office of the Register of Deeds for Dorchester County, South Carolina, in Book 330, at Page 119, and any and all other easements, restrictions, covenants or conditions of record, if any, affecting the property above described.

This being the same property conveyed to James D. Phillips, Jr. and Melanie-Lynne Anne Phillips by deed of John E. Roehner and Judy G. Roehner dated September 24, 1980, and recorded October 28, 1980, in the Office of the Register of Deeds for Dorchester County in Book 425, at Page 97.

TMS# 154-10-11-001

This transfer is made pursuant to:

XX Decedent's Will  
 \_\_\_\_\_ Intestacy Statute: SCPC 62-2-103  
 \_\_\_\_\_ Private Family Agreement: SCPC 62-3-912  
 \_\_\_\_\_ Disclaimer by: \_\_\_\_\_  
 \_\_\_\_\_ Probate Court Order issued on \_\_\_\_\_

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

\_\_\_\_\_ Other \_\_\_\_\_

Form \$400ES (1/2014)  
62-3-907, 62-3-908

In accordance with the laws of the State of South Carolina, the Personal Representative does hereby release all of the personal Representative's right, title, and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Carrie J. Phillips-100% interest  
Post Office Box 133  
Ladson, South Carolina 29456

\_\_\_\_\_ An additional sheet is attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF, the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 13 day of January, 2026.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

ESTATE OF JAMES DONALD PHILLIPS, JR.

[Signature]  
[Signature]

BY: [Signature]  
Carrie J. Phillips, Personal Representative

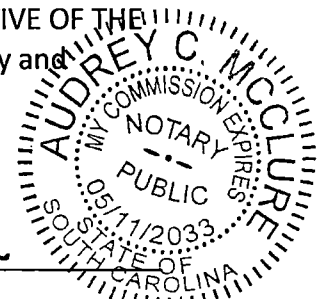
STATE OF SOUTH CAROLINA       )  
COUNTY OF DORCHESTER       )

I, Audrey C. McClure, Notary Public, a Notary for the State of South Carolina, do hereby certify that CARRIE J. PHILLIPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DONALD PHILLIPS, JR. personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my Hand and Seal this 13 day of January, 2026.

[Signature]

Name of Notary: \_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My Comm. Expires: \_\_\_\_\_



Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.