

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

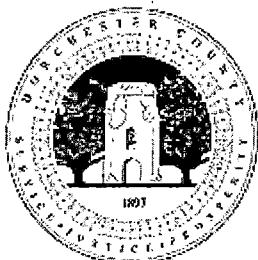
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



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)
 COUNTY OF DORCHESTER) IN THE PROBATE COURT
) 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.

James J. Phillips
Carrie J. Phillips

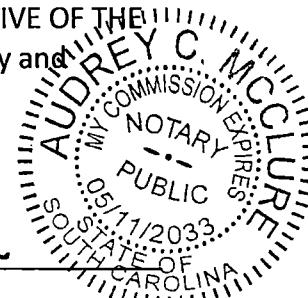
BY: Carrie J. Phillips
Carrie J. Phillips, Personal Representative

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.

Audrey C. McClure
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.