

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 #:	2026001237	
Receipt Number:	221004	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	02:43:37 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16356: 17 - 20	Direct- MCNEEL, BENJAMIN
Total Pages:	4	Indirect- MCNEEL, JOHN MALORY

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

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



Margaret Bailey

Margaret Bailey - Register of Deeds

Reven to:


PREPARED BY:

DONALDSON LAW FIRM, LLC
317 WINGO WAY, SUITE 305
MOUNT PLEASANT, SC 29464

DONALDSON LAW FIRM, LLC
ATTORNEYS AT LAW
317 Wingo Way, Suite 305
Mount Pleasant, South Carolina 29464

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF DORCHESTER)	(TITLE NOT EXAMINED)

KNOW ALL MEN BY THESE PRESENTS, That, I, **Benjamin Paul McNeel**, herein referred to as the Grantor, for and in consideration of the sum of **FIVE AND 00/100 DOLLARS (\$5.00)** to me paid by **John Malory McNeel and Sylvie Violette McNeel**, as Trustees of the **John McNeel and Sylvie McNeel Revocable Living Trust**, hereinafter Grantees, in the State aforesaid, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, their successors and assigns forever, all of my right title and interest in and to the following described property:

All that certain lot, piece or parcel of land, situate, lying and being in the Town of Summerville, County of Dorchester, State of South Carolina, known as designated as Lot 32, THE GARDENS AT THE BRIDGES OF SUMMERVILLE as shown on that certain plat entitled, "SUBDIVISION PLAT SHOWING THE GARDENS AT THE BRIDGES OF SUMMERVILLE, A 22.408 ACRE TRACT OF LAND, PROPERTY OF BRIDGES OF SUMMERVILLE, LLC, LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA" prepared by Trico Engineering Consultants, Inc., dated July 13, 2005 and recorded July 18, 2005 in the RMC Office for Dorchester County in Plat Book K, Page 162. Said lot having such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein.

SUBJECT to all easements, reservations, restrictions, rights-of-way, covenants, conditions, limitations, obligations, governmental regulations, zoning ordinances and all other matters of record including those shown on plats.

Being the same property conveyed to Benjamin Paul McNeel (25%) by deed from John Malory McNeel and Sylvie Violette McNeel, as Trustees of the John McNeel and Sylvie McNeel Revocable Living Trust, dated December 9, 2024, and recorded in Book 15640, Page 89, Dorchester County Register of Deeds Office.

TAX MAP NUMBER: 154-09-01-093

GRANTEES' ADDRESS: 233 Garden Grove Dr., Summerville, SC 29485

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantees, their successors and assigns forever.

AND THE GRANTOR does hereby bind Grantor and Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their successors and assigns, against the Grantor's heirs and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 7th day of January, 2026

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Kim Providence
Witness #1

Benjamin Paul McNeel
Benjamin Paul McNeel

Shan
Witness #2

STATE OF South Carolina
COUNTY OF Dorchester

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 7th day of January, 2026, by the Grantor, Benjamin Paul McNeel.

SWORN to before me this 7th day of January, 2026

Jennifer T. Smith (SEAL)
Notary Public for South Carolina
Commission Expires: 9/6/2033

Jennifer T. Smith
NOTARY PUBLIC
State of South Carolina
My Commission Expire 09/06/2033

STATE OF SOUTH CAROLINA }
COUNTY OF DORCHESTER }

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 being transferred is located at 233 Garden Grove Drive, Summerville, SC 29485, bearing County Tax Map Number 154-09-01-093 was transferred by Benjamin Paul McNeel to John Malory McNeel and Sylvie Violette McNeel, as Trustees of the John McNeel and Sylvie McNeel Revocable Living Trust on January 7, 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 (See Information section of affidavit): #1 son conveying his 25% interest back to parents for no consideration

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (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 _____.
(c) The fee is computed 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. (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: _____.

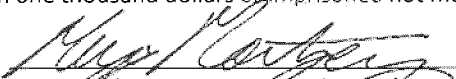
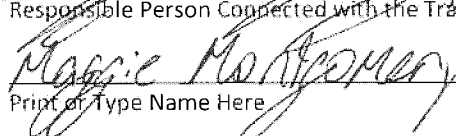
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: _____
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: _____


7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative

9. 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.


Responsible Person Connected with the Transaction

Print of Type Name Here

SWORN to and subscribed before me this
7 day of January, 2026.


Notary Public for South Carolina
My Commission Expires: 2/18/2030

Darla O. Walls
Notary Public
State of South Carolina
My Commission Expires 02-18-2030