

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 #: 2026001238
Receipt Number: 221005 **Return To:**
Recorded As: EREC-DEED
Recorded On: January 16, 2026
Recorded At: 02:54:43 PM **Received From:** SIMPLIFILE
Recorded By: NW **Parties:**
Book/Page: RB 16356: 21 - 25 Direct- PINNER, JESSICA L
Total Pages: 5 Indirect- MITCHELL, JOHN III

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00

Consideration: \$280,000.00

County Tax: \$308.00

State Tax: \$728.00

Tax Charge: \$1,036.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)
)
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Jessica L. Pinner**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **TWO HUNDRED EIGHTY THOUSAND AND 00/100, (\$280,000.00) DOLLARS**, and subject to the Restrictions, Exceptions, and Limitations as set forth hereinafter, if any, to the Grantor herein paid at and before the sealing of these presents by **John Mitchell, III**, (hereinafter whether singular or plural the "Grantee") the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant, bargain, sell and release unto the said Grantee, **John Mitchell, III**, Grantee's successors, heirs and assigns, the following described property, to-wit:

ALL that certain piece, parcel or lot of land, with any and all improvements located thereon, situate, lying and being in the City of North Charleston, County of Dorchester, State of South Carolina, known and designated as Lot 1406, McKewen Plantation North, Phase 12, as shown on the plat entitled: "FINAL SUBDIVISION PLAT OF TMS#163-01-06-148, BLOCK 1421 (.46 AC.) CREATING LOTS 1402-1407 OWNED BY D.R. HORTON, INC. PHASE 12 MCKEWN, CITY OF NORTH CHARLESTON, DORCHESTER COUNTY, SOUTH CAROLINA, PREPARED FOR AND OWNED BY D.R. HORTON INC." prepared by Thomas & Hutton Engineering Co., dated April 22, 2019, and recorded on April 23, 2019, in the Office of the ROD for Dorchester County in Plat Book M, at Page 169.

Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

BEING the same property conveyed to **Jessica L. Pinner** by deed of **Valerie Halls-Gaines** and **Adam Gaines** dated April 8, 2022 and recorded April 13, 2022 in the ROD Office for Dorchester County in Book 141096, at Pages 343-347.

TMS No.: **163-01-06-152**

Grantee Address: **9709 Transplanter Circle, 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 **John Mitchell**, Grantee's successors, heirs and assigns, forever.

AND the Grantor does hereby bind the Grantor and the Grantor's successors, heirs, assigns, personal

representatives and administrators, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, as hereinabove provided, Grantee's successors, heirs and assigns against the Grantor and the Grantor's successors, heirs and assigns, and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

SIGNATURE PAGE TO FOLLOW

WITNESS Grantor's Hand and Seal this 2 day of Jan, 2024

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Darlene B
Witness #1

Jessica L. Pinner
Jessica L. Pinner

Zil A. Shah
Witness #2 (can be notary)

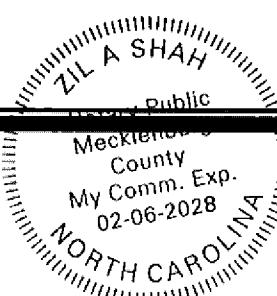
STATE OF North Carolina
Mecklenburg COUNTY

I Zil A. Shah do hereby certify that Jessica L. Pinner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and (where an official seal is required by law) official seal this the 2nd day of
December, 2025
January 26

Zil A. Shah
Signature of Officer
Commission Expires:

Feb 06th 2028



26-0008 / Deal

STATE OF SOUTH CAROLINA

) Date of Transfer of Title 16th 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 is being transferred by Jessica L Pinner to John Mitchell, III on January 16, 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: n/a) (Explanation, if required: n/a, If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit)
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 \$280,000.00
 - (b) The fee is computed on the fair market value of the realty, which is \$280,000.00
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$280,000.00
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. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$280,000.00 the amount listed in Item No. 4 above
 - (b) \$0.00 the amount listed on Item No. 5 above (no amount, please zero)
 - (c) \$280,000.00 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 transaction as ~~grantor~~ or grantee.
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 16th day of January, 2026.

~~Notary Public for South Carolina
My commission expires: January 6, 2033~~

John Mitchell, III

