

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 #: 2026001232
Receipt Number: 221001 Return To:
Recorded As: EREC-DEED
Recorded On: January 16, 2026
Recorded At: 01:59:07 PM Received From: SIMPLIFILE
Recorded By: NW Parties:
Book/Page: RB 16355: 330 - 335 Direct- BALLESTAS, HELEN
Total Pages: 6 Indirect- GREEN, PHILLIP O

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Consideration: \$479,500.00
County Tax: \$527.45
State Tax: \$1,246.70
Tax Charge: \$1,774.15



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 I, **Helen Ballestas**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **FOUR HUNDRED SEVENTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$479,500.00)** DOLLARS, and subject to the restrictions, exceptions and limitations as hereinafter set forth, if any, to the Grantor paid by **Phillip O. Green**, hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said **Phillip O. Green**, their Heirs and Assigns, forever, in fee simple, the following described property, to-wit:

All that certain piece, parcel or lot of land, lying, being and situate in County of Dorchester, State of South Carolina and being known and designated as all of Lot 10 of Highland Estates Subdivision, as shown on that certain plat entitled: "FINAL PLAT OF HIGHLAND ESTATES SUBDIVISION LOTS 1 - 17, TMS 135-11-00-47 LOCATED IN THE KNIGHTSVILLE AREA, DORCHESTER COUNTY, SOUTH CAROLINA, as recorded in the ROD Office for Dorchester County in Plat Book L, Page 130, #98. Said lot of land having such size, shape dimensions, butting and boundings as will be reference to said plat more fully and at large appear.

Being in all respects the property conveyed to Jorge Ballestas and Helen Ballestas by Deed of True Homes, LLC, dated March 26, 2014 and recorded June 2, 2014 in Book 9302, Page 231 in the ROD Office for Dorchester County, South Carolina. Further by Declaration of Death of Jorge Ballestas dated January 12, 2026 and being recorded simultaneously herewith

Parcel ID: 135-11-00-058-000C

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the RMC for Dorchester County, South Carolina.

LISA WOLFF HERBERT, P.A.
ATTORNEY AT LAW
864 Lowcountry Blvd. Suite C
Mt. Pleasant, SC 29464

TMS Number: 135-11-00-058.000

GRANTEE'S ADDRESS: 116 Scotland Drive
Summerville, S.C. 29483

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 **Phillip O. Green** and their Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantees hereinabove named and the Grantee's Heirs and Assigns against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our hands and seals this 12 day of January, in the year of our Lord Two Thousand Twenty-Five (2026).

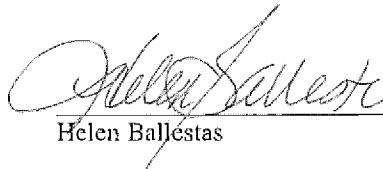
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness #1



Witness #2



Helen Ballestas

STATE OF SOUTH CAROLINA)

COUNTY OF DORCHESTER)

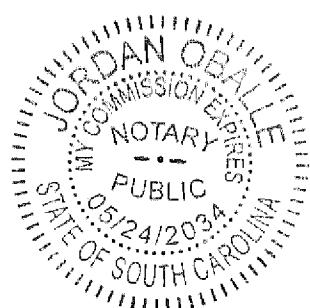
ACKNOWLEDGEMENT

THE FOREGOING instrument was acknowledged before me by **Helen Ballestas** on this
12 day of January, 2026.



NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 05-24-2034

MP-25-29866SD



STATE OF SOUTH CAROLINA }
 } AFFIDAVIT Date of Transfer of Title
COUNTY OF DORCHESTER } Closing Date January 15, 2026

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 properties being transferred is commonly known as 116 Scotland Drive, Dorchester County TMS# 135-11-00-058 and was transferred by Helen Ballestas to Phillip O. Green dated January 12, 2026.
3. Check one of the following: **THE DEED IS**
 - (A) X 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 (Exemptions # _____)
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (A) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 479,500.00
 - (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 X 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 \$0.00.
6. The DEED Recording Fee is computed as follows:
 - (A)\$ 479,500.00 The amount listed in item 4 above
 - (B) _____ 0.00 The amount listed in item 5 above (no amount place zero)
 - (C)\$ 479,500.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(C) above and the deed recording fee due is: \$1,774.15.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.

9. I understand that a person required to furnish this affidavit who wilfully 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.



Lisa W. Herbert

SWORN TO BEFORE ME THIS

15th day of January, 2026



Notary Public for South Carolina
My Commission Expires 2/18/30

ANNE M. GRIFFIN NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES 02-18-30
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