

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 #: 2026001241
Receipt Number: 221006 **Return To:**
Recorded As: EREC-DEED
Recorded On: January 16, 2026
Recorded At: 02:59:53 PM **Received From:** SIMPLIFILE
Recorded By: NW **Parties:**
Book/Page: RB 16356: 49 - 54 Direct- EADS LIVING TRUST
Total Pages: 6 Indirect- EASY CAROLINA HOME BUYERS LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Consideration: \$270,000.00
County Tax: \$297.00
State Tax: \$702.00
Tax Charge: \$999.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA)

) TITLE TO REAL ESTATE

COUNTY OF DORCHESTER)

KNOW ALL MEN BY THESE PRESENTS, that we, **DEBRAH KAYE MCDONALD, AS CO-SUCCESSOR TRUSTEE OF THE EADS LIVING TRUST, DATED JUNE 21, 2005 AND ANY AMENDMENTS THERETO AND CYNTHIA EADS CURRENCE, AS CO-SUCCESSOR TRUSTEE OF THE EADS LIVING TRUST, DATED JUNE 21, 2005, AND ANY AMENDMENTS THERETO**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$270,000.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor(s) paid by **EASY CAROLINA HOME BUYERS LLC**, (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 **EASY CAROLINA HOME BUYERS LLC**, their Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, in Section III, Dorchester Manor Subdivision, and being shown and designated as Lot 31, Block F, as shown on a plat prepared by George A.Z. Johnson, Jr., Inc. dated September 30, 1982 and recorded November 29, 1982 in Cabinet D, Slide 233 of the Clerk of Court's Office for Dorchester County; said lot having such size, shape, metes, bounds and dimensions as are shown on said plat, reference being hereby craved to said plat for a more full and complete description and said plat being made a part and parcel of this description by reference thereto.

This being the same property as conveyed to Harold C. Eads and Irene Eads, Trustees or their successors in trust, under the Eads Living Trust dated June 21, 2005 and any amendments thereto, by deed of Maite' Murphy as Master in Equity for Dorchester County, dated December 13, 2012 and recorded January 3, 2013 in Book 8621 at Page 51 in the Dorchester County Register of Deeds Office.

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.

TMS No.: 172-10-06-012

**GRANTEE'S ADDRESS: 1318 North Main Street
#1425
Summerville 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 Grantee **EASY CAROLINA HOME BUYERS LLC**, and their Heirs and Assigns forever.

25-14343TMT
Weeks & Irvine, LLC
8086-B Rivers Avenue, North Charleston, SC 29406

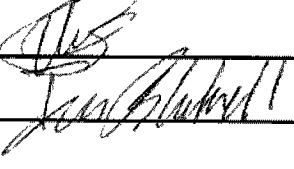
And the Grantor(s) do hereby bind the Grantor(s) and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantees' Heirs and Assigns against the Grantor(s) and the Grantor's Heirs and against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

WITNESS my hand and seal this 16th day of January in the year of our Lord, Two Thousand and Twenty-Six (2026) and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness No. 1
Print Name: Karen S. Johnson



Witness No. 2
Print Name: Ian Blackwell

Debrah Kaye McDonald, as Co-Successor
Trustee of the Eads Living Trust, dated June 21,
2005 and any amendments thereto

BY: 
Debrah K. McDonald
Trustee

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

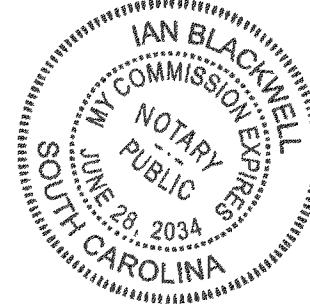
STATE OF SOUTH CAROLINA

COUNTY OF Charleston

I, Ian Blackwell, a Notary Public for the County and State aforesaid, do hereby certify that the herein signed parties personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16 of January, 2026.

Notary Public
My Commission Expires:
(SEAL) 6-28-2034



WITNESS my hand and seal this 14th day of January in the year of our Lord, Two Thousand and Twenty-Six (2026) and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Brina Lassla

Witness No. 1

Print Name: Brittina MASSERNA

Dee Wells-Jones

Witness No. 2

Print Name: Denise Wells-Gomez

Eads Living Trust, dated June 21, 2005, and any
amendments thereto

BY: Cynthia Eads Currence

Cynthia Eads Currence, Co-Successor
Trustee

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF Georgia

COUNTY OF Gwinnett

I, a Notary Public for the County and State aforesaid, do hereby certify that the herein signed parties personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14 of January, 2026.

Denise Wells

Notary Public Denise Wells

My Commission Expires: 4-14-2029
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

)
) AFFIDAVIT
)

Date of Transfer of Title
January 16, 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 property being transferred is located at 127 Cedar Grove Drive, A&B, North Charleston, SC 29420, bearing County Tax Map Number 172-10-06-012, was transferred by Debrah Kaye McDonald, as Co-Successor Trustee of the Eads Living Trust, dated June 21, 2005 and any amendments thereto and Cynthia Eads Currence, as Co-Successor Trustee of the Eads Living Trust, dated June 21, 2005, and any amendments thereto TO Easy Carolina Home Buyers LLC on January 16, 2026.

3. Check one of the following: The deed is:

subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's

a. 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 _____. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.)

If exempt under exemption #14, 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 . This realty was purchased with the funds of the principal.

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 \$270,000.00.

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 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 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: \$270,000.00
b. Place the amount listed in item 5 above here: \$0.00

(If no amount listed, place zero here.)

c. Subtract line 6(b) from line 6(a) and place result here: \$270,000.00

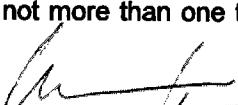
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$999.00.

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

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.

SWORN to before me this the 16 day of
January, 2025.

Notary Public
My Commission Expires: 6-28-2024
(SEAL)

 MEMBER
Matthew Kurkelman as Sole Member of Easy Carolina

Home Buyers LLC

Print or Type Name Here

