

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 ***

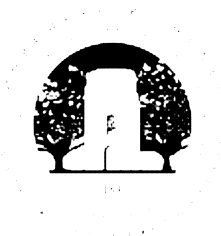
Instrument #:	2026001241	
Receipt Number:	221006	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	02:59:53 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16356: 49 - 54	Direct- EADS LIVING TRUST
Total Pages:	6	Indirect- EASY CAROLINA HOME BUYERS LLC

*** 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:

[Signature]
Witness No. 1
Print Name: Karen Eastman

[Signature]
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: [Signature]
Debrah K. McDonald
Trustee

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

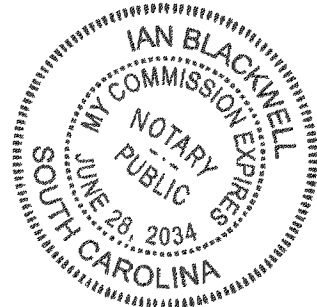
STATE OF SOUTH CAROLINA

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.

[Signature]
Notary Public
My Commission Expires. 6-28-2034
(SEAL)



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:

Brianna Masola
Witness No. 1
Print Name: Brianna Masola

Denise Wells-Gomez
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)

