

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 #: 2026001438

Receipt Number: 221173 Return To:

Recorded As: EREC-ASSIGNMENT OF LEASES SAT

Recorded On: January 22, 2026

Recorded At: 09:02:52 AM Received From: SIMPLIFILE

Recorded By: NW Parties:

Book/Page: RB 16361: 31 - 32 Direct- RAGLAND HOMES LLC

Total Pages: 2 Indirect- ADVANTA IRA ADMINISTRATION LLC

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

Recording Fee: \$10.00

Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

**STATE OF SOUTH CAROLINA ASSIGNMENT OF LEASES AND RENTS SATISFACTION
PURSUANT TO SECTION 29-3-330(B)(3) OF SC CODE OF LAWS**

**COUNTY OF DORCHESTER
FOR BOOK 16184 AT PAGE 60**

The undersigned being the mortgagee of record, or the legal representative, agent or officer, or attorney-in-fact of the mortgagee of record, under a written agreement duly recorded, of either of the foregoing certifies:

1. The debt secured by the Assignment of Leases and Rents given by Ragland Homes, LLC to Advanta IRA Administration LLC FBO Clayton P. Brubaker IRA c/o The Bernson Group, LLC dated October 15, 2025 and recorded on October 20, 2025 in the Office of the Clerk of Court or Register of Deeds of Dorchester County in Book 16184 at Page 60 is:
 - a. X paid in full and the lien or the foregoing instrument has been released; or
 - b. the lien of the foregoing instrument has been released.

Under penalties of perjury, I declare that I have examined this affidavit this 19 day of January, 2026, and to the best of my knowledge and belief, it is true, correct, and complete.

Chen Lue
WITNESS

WITNESS

Advanta IRA Administration LLC FBO Clayton P.
Brubaker IRA c/o The Bernson Group, LLC

By: GARY BERNSON
Its: MANAGER

State of South Carolina)
County of Berkley)

ACKNOWLEDGEMENT

I, Taylor Arbet, a Notary Public for the State of South Carolina, do hereby certify that the above-named Advanta IRA Administration LLC FBO Clayton P. Brubaker IRA c/o The Bernson Group, LLC by Gary Bernson, it's manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 19 day of January, 2026.

Taylor Arbet (SEAL)
Notary Public for S.C.
My Commission Expires: 9/20/31