

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 *****

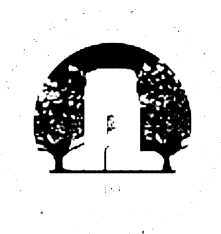
Instrument #:	2026001442	
Receipt Number:	221176	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 22, 2026	
Recorded At:	09:12:13 AM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16361: 67 - 73	Direct- SECRETARY OF VETERANS AFFAIRS
Total Pages:	7	Indirect- GREENE, MICHAEL

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

Recording Fee:	\$15.00
Consideration:	\$240,000.00
County Tax:	\$264.00
State Tax:	\$624.00
Tax Charge:	\$888.00

Margaret Bailey

Margaret Bailey - Register of Deeds



File Number 192667

Please return after recording to:

Michael Greene and Lisa Wilke

1007 Lebanon Road
Ridgeville, SC 29472

Mail tax statement to:

Michael Greene and Lisa Wilke

1007 Lebanon Rd
Ridgeville, SC 29472

Parcel ID: 136-12-04-044

Prepared:

John A. De Fede, Esq. SC Bar #14171

For Betters Law Firm PLLC

800 Town and Country Boulevard, Suite 500

Houston, TX 77024

Special Warranty Deed

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6) THE SECRETARY OF VETERANS AFFAIRS
does not seek to exercise exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)*

The State of South Carolina:

Know all persons by these presents on this 8 day of January, 2026, that The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is DEPARTMENT OF VETERANS AFFAIRS, 810 VERMONT AVE NW, WASHINGTON, DC 20420, **GRANTOR**, in consideration of the sum of \$240,000.00 in hand paid by Michael Greene and Lisa Wilke, MG LW a married couple, as joint tenants, with right of survivorship, with a mailing address of 1615 East Ashley Avenue, Folly Beach, South Carolina 29439, **GRANTEE**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents grants, bargains, sells, and releases to the, all that certain property located in Dorchester County, South Carolina, to wit:

Property: The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Holliday Ingram LLC
1231 Nexton Parkway, Unit E
Summerville, SC 29486

Being the same property conveyed to Grantor by instrument from Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company recorded on 07/24/2025 at RB 16013: 356 - 359 in the records of Dorchester County, South Carolina.

Together with all and singular, the right, members, hereditaments, and appurtenances belonging to or in any manner incident or appertaining to the described property; to have and to hold all and singular the premises mentioned, to Grantee, Grantee's heirs and assigns/successors forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

The undersigned is executing this Deed on behalf of Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

[Signature page follows]

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: Michelle Murphy
Michelle Murphy AVP
 Printed Name Printed Title

*By the Secretary's duly authorized property
 management contractor, Vendor Resource
 Management, pursuant to a delegation of authority
 found at 38 C.F.R. 36.4345(f)*

Witness:

Jeff Gordon

Witness:

Brenda Garcia**ACKNOWLEDGMENT**

STATE OF TEXAS)

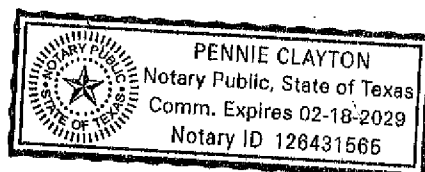
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Michelle Murphy, the AVP on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 8 day of January, 2026.

Pennie Clayton
 Notary Public

My Commission Expires: _____



File Number: 192667

Exhibit "A"

All that lot, piece, or parcel of land, situate, lying and being in the County of Dorchester, State of South Carolina, known and designated as Lot Seventy-Four (74) Warington Subdivision, as shown and designated on a Plat entitled "Plat of a Portion of Warington Subdivision, located near Summerville, surveyed for Whitmarsh Development Company" by G.E. Miley, Jr., RLS, dated May 24, 1973, and recorded December 20, 1974, in Plat Book 21, Page 227, and recorded in Plat Book C, Page 35, more accurately shown on "Plat Lots 68, 69 & 74, Warington Subdivision, revised for John E. Blackwell" dated July 12 1975, by G.E. Miley, Jr., RLS, whereon said Lot 74 is shown as fronting on a street rather than a cul de sac, it being the intention hereby to convey all of Lot 74 as shown on the Plat first above described, with the reservation however, of that portion of 74 not shown on the Plat second above described for use as a dedicated public street at such time as said street (New Court) may be extended beyond the present cul de sac.

Parcel Number: 136-12-04-044

Commonly known as: 105 New Court, Summerville, South Carolina 29483

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 105 New Court Summerville, SC 29483 bearing County Tax Map Number 136-12-04-044 was transferred by The Secretary of Veterans Affairs, an Officer of the United States of America to Michael Greene and Lisa Wilke on January 21, 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 (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, 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 _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$240,000.00
(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 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. (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 or 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: \$240,000.00
(b) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$240,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$888.00.

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.

Michael Greene

Responsible Person Connected with the Transaction

Michael Greene

Print or Type Name Here

SWORN to and subscribed before me this

21 day of January 2026

Thomas L. Teiken

Notary Public for South Carolina

My Commission Expires: 3.17.2026

Notary (printed name): Thomas L. Teiken

