

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 *****

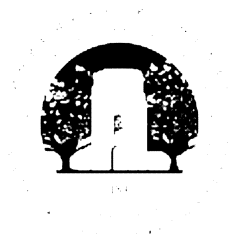
***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2026001485	
Receipt Number:	221213	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 22, 2026	
Recorded At:	11:05:34 AM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16362: 35 - 38	Direct- PK HOMES LLC
Total Pages:	4	Indirect- WELSH, PAUL

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

Recording Fee: \$15.00

Exempt
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

Recording Requested By and
When Recorded Mail to:
Weeks & Irvine, LLC
873 Orleans Road, Suite 102 1/2
Charleston, SC 29407

(Space above this line for recorders use)

STATE OF SOUTH CAROLINA

)
)
)

QUIT CLAIM DEED

COUNTY OF DORCHESTER

WHEREAS, Grantor desire to quit claim all interest Grantor have in the below described property to **PAUL WELSH AND STACY WELSH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that **P.K. HOMES, LLC** ("Grantor"), for and in consideration of the sum of **FIVE AND NO/100 (\$5.00) DOLLARS**, and no other monetary consideration, and the quit claiming of any interest in the property described below to Grantee(s), in hand paid at and before the sealing and delivery of these presents, by **PAUL WELSH AND STACY WELSH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON** ("Grantee"), the receipt whereof is hereby acknowledged, have remised, released and forever quit claimed, and by these presents do remise, release and forever quit claim unto the said Grantee(s) the following described property:

ALL that certain piece, parcel or lot of land, along with the buildings and improvements thereon, situate, lying and being in Dorchester County, South Carolina, and known and designated as Lot 31 Middleton Place, as shown on a plat prepared by Engineering, Surveying & Planning, Inc., entitled, "Plat Showing the Housesites at Middleton Place," dated November 20, 1990 and recorded January 3, 1991 in Plat Cabinet H, Slide 93 in the Office of the RMC for Dorchester County, S.C., said lot having such size, shape, dimensions, buttings and boundings as will be shown by reference to the aforesaid plat.

This being the same property conveyed to P.K. Homes, LLC by deed of Michael A. Greene and Dianne K. Greene, dated April 3, 2006 and recorded April 5, 2006 in Book 5288 at Page 229 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.: 189-00-00-007

GRANTEE'S ADDRESS: 31 Middleton Oaks Dr.
Charleston, SC 29414

Weeks & Irvine, LLC
873 Orleans Road, Suite 102 1/2, Charleston, SC 29407
26-00543JCH / 11. 2026

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 premises before mentioned unto the said Grantee(s) and Grantee's successors and assigns forever so that neither the said Grantor, nor Grantor's assigns, nor Grantor's successors nor any other person or persons, claiming under Grantor or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the Grantor have caused this instrument to be signed, sealed and delivered by its duly authorized representative this 20th day of January, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Sheryl D. Irwin
WITNESS NO. 1
Print Name: Sheryl Irwin

Jessica Heilig
WITNESS NO. 2 / NOTARY
Print Name: Jessica Heilig

P.K. HOMES, LLC

BY: Paul K. Welsh
Paul K. Welsh, Sole Member

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

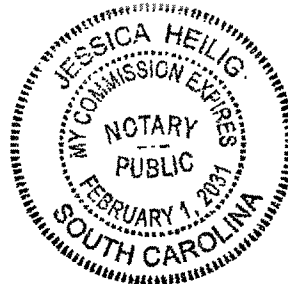
COUNTY OF CHARLESTON

Before me personally appeared Paul K. Welsh, Sole Member of P.K. HOMES, LLC on this the 20th day of January, 2026 and acknowledged the due execution of the foregoing instrument.

Jessica Heilig
Notary Public

My Commission Expires: 2/1/2031

(SEAL)



STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

COUNTY OF CHARLESTON

) AFFIDAVIT

January 20, 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 31 Middleton Oaks Drive, Charleston, SC 29414, bearing County Tax Map Number 189-00-00-007, was transferred by P.K. HOMES, LLC TO Paul Welsh and Stacy Welsh, as joint tenants with rights of survivorship and not as tenants in common on January 20, 2026.
3. Check one of the following: The deed is:
 - a. ☐ 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 1. CONSIDERATION LESS THAN \$100. (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 \$_____.
 - 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: \$5.00
 - 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: \$5.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.
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 20th day of
January, 2026.

Paul Welsh

Print or Type Name Here

Notary Public

My Commission Expires: _____

(SEAL)

