

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

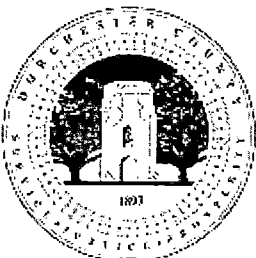
\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2026001490		
Receipt Number:	221215	Return To:	SHEPHERD LAW
Recorded As:	DEED		
Recorded On:	January 22, 2026		
Recorded At:	11:11:47 AM	Received From:	SHEPHERD LAW
Recorded By:	NW	Parties:	
Book/Page:	RB 16362: 107 - 110		Direct- BENNETT, GARONE
Total Pages:	4		Indirect- BENNETT, GARONE

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

Recording Fee: \$15.00  
Exempt  
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

**TITLE NEITHER EXAMINED NOR CERTIFIED BY**  
**SHEPHERD LAW FIRM, LLC**

STATE OF SOUTH CAROLINA     )  
   )  
 COUNTY OF DORCHESTER     )     **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that I, **GARONE BENNETT** ("Grantor"), for and in consideration of the beneficial interests in the below described Revocable Living Trust, at and before the sealing of these presents by **GARONE BENNETT AND MARILYN BENNETT AS TRUSTEES OF THE BENNETT FAMILY TRUST DATED JANUARY 14, 2026**, have remised, released and forever quitclaimed and by these presents do remise, release and forever quitclaim unto **GARONE BENNETT AND MARILYN BENNETT AS TRUSTEES OF THE BENNETT FAMILY TRUST DATED JANUARY 14, 2026**, the following described property, to-wit:

ALL that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, and known and designated as Lot One A (1-A), Block B, Greenhurst Subdivision, as shown on a plat entitled "A Plat of a Portion of Greenhurst", surveyed July, 1971, by T. W. Bailey & Associates and recorded in the Office of the ROD for Dorchester County in Plat Book 18 at Page 333.

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 ROD for Dorchester County, South Carolina.

BEING the same property conveyed to Garone Bennett by Deed of the Secretary of Veterans Affairs, dated March 20, 1992 and recorded March 30, 1992 in the Dorchester County ROD Office in Book 968 at Page 150.

TMS No.: 145-12-01-001

Grantee Address:     303 Bailey Drive  
   Summerville, SC 29485

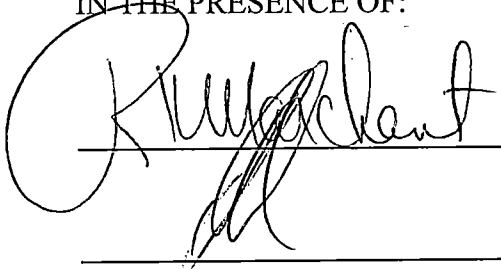
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.


TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said **GARONE BENNETT AND MARILYN BENNETT AS TRUSTEES OF THE BENNETT FAMILY TRUST DATED JANUARY 14, 2026**.

WITNESS his Hand(s) and Seal(s) this 14th day of January, 2026.

**After Recording, Return To:**  
 Shepherd Law Firm, LLC  
 204 Brighton Park Blvd., Suite B  
 Summerville, SC 29486

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
\_\_\_\_\_

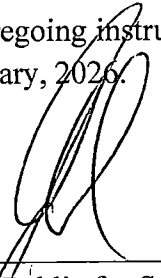
  
\_\_\_\_\_  
**GARONE BENNETT**

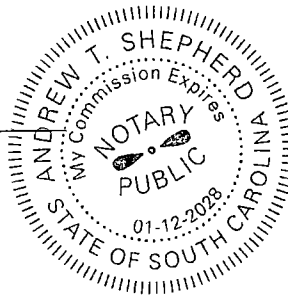
STATE OF SOUTH CAROLINA )

) ACKNOWLEDGEMENT

COUNTY OF BERKELEY )

The foregoing instrument was acknowledged before me by **GARONE BENNETT** this 14th day of January, 2026.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 01/12/2028



STATE OF SOUTH CAROLINA )  
COUNTY OF BERKELEY )

AFFIDAVIT

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 is being transferred on 01/14/2026 by Garone Bennett to Garone Bennett and Marilyn Bennett as Trustees of the Bennett Family Trust dated 01/14/2026.
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 distribution to a trust beneficiary.
  - (c) X **EXEMPT** from the deed recording fee because Exemption #8, Beneficiary Interest in Trust  
(Explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)
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 \$ \_\_\_\_\_
  - (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. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$ \_\_\_\_\_.
6. The Deed Recording Fee is computed as follows:
  - (a) the amount listed in item 4 above \$ \_\_\_\_\_
  - (b) the amount listed in item 5 above (If no amount is listed, place zero here.) -0-
  - (c) Subtract Line 6(b) from Line 6(a) and place the result here: \$ \_\_\_\_\_
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
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.

Responsible Person(s) Connected with the Transaction:

Andrew T. Shepherd

Sworn to before me this  
14th day of January, 2026

Rebecca K. Marchant  
Rebecca K. Marchant  
Notary Public for South Carolina  
My commission expires: 09/24/2035

