

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

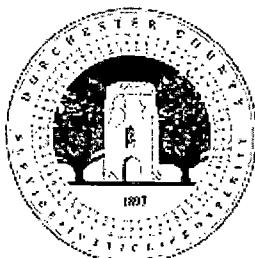
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #: 2026001492
Receipt Number: 221215 Return To: SHEPHERD LAW
Recorded As: DEED
Recorded On: January 22, 2026
Recorded At: 11:11:49 AM Received From: SHEPHERD LAW
Recorded By: NW Parties:
Book/Page: RB 16362: 130 - 133 Direct- CHEVALIER, ELIZABETH CALDWELL
Total Pages: 4 Indirect- CHEVALIER, ELIZABETH CALDWELL

*** 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, **ELIZABETH CALDWELL CHEVALIER** (“Grantor”) conveying property for and in consideration of the beneficial interests in my below described Revocable Living Trust, at and before the sealing of these presents by **ELIZABETH CALDWELL CHEVALIER AS TRUSTEE OF THE ELIZABETH CALDWELL CHEVALIER REVOCABLE TRUST DATED JANUARY 15, 2026**, have remised, released and forever quitclaimed and by these presents do remise, release and forever quitclaim unto the said **ELIZABETH CALDWELL CHEVALIER AS TRUSTEE OF THE ELIZABETH CALDWELL CHEVALIER REVOCABLE TRUST DATED JANUARY 15, 2026**, all of my interests in the following described property, to-wit:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Dorchester, State of South Carolina, and shown and designated as LOT 4-63, on that certain plat entitled "FINAL SUBDIVISION PLAT OF EAST EDISTO, SUMMERS CORNER SPECIAL DISTRICT PLAN (SD-5 AGE RESTRICTED) HORIZONS AT SUMMERS CORNER, PHASE 4, NEAR SUMMERTON, DORCHESTER COUNTY, SOUTH CAROLINA, PREPARED FOR AND OWNED BY LENNAR CAROLINAS, LLC," prepared by Phillip P. Gerard (SCPLS 26596) of Thomas & Hutton Engineering Co. on June 4, 2024, subject Plat being recorded in the Office of the Register of Deeds for Dorchester County, South Carolina on September 11, 2024 in Plat Book O at Page 873-873 to 878-878 (Instrument Number: 2024018883-2024018888). Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

SUBJECT to all covenants, conditions, restrictions, limitations, and easements of record.

BEING the same property conveyed to Elizabeth Caldwell Chevalier by Deed of Lennar Carolinas, LLC dated March 19, 2025 and recorded April 10, 2025 in the Dorchester County ROD Office in Book 15826 at page 176.

TMS# 158-00-04-063

Grantee Address: 1012 Copper Top Avenue
Summerville, SC 29485

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

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 **ELIZABETH CALDWELL CHEVALIER AS TRUSTEE OF THE ELIZABETH CALDWELL CHEVALIER REVOCABLE TRUST DATED JANUARY 15, 2026.**

WITNESS her Hand(s) and Seal(s) this 15th day of January, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

IN THE PRESENCE OF:

K. Merchant

Elizabeth Caldwell Chevalier
ELIZABETH CALDWELL CHEVALIER

STATE OF SOUTH CAROLINA

)

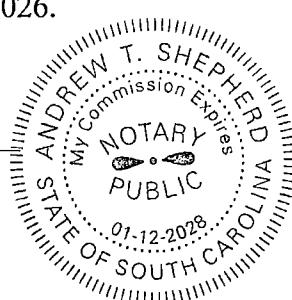
ACKNOWLEDGEMENT

COUNTY OF BERKELEY

)

The foregoing instrument was acknowledged before me by **ELIZABETH CALDWELL CHEVALIER** this 15th day of January, 2026.

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



STATE OF SOUTH CAROLINA } AFFIDAVIT
COUNTY OF BERKELEY }

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 01/15/2026 by Elizabeth Caldwell Chevalier to Elizabeth Caldwell Chevalier as Trustee of the Elizabeth Caldwell Chevalier Revocable Trust dated 01/15/2026.
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
15th day of January, 2026

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

