

FELICIA SIMON  
FLORENCE COUNTY  
REGISTER OF DEEDS

180 N. Irby St ~ Florence, SC 29501 (843) 665-3032

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



Instrument #:	2025012387		
Receipt Number:	23141	Return To:	LASHANNA LOWERY
Recorded As:	DEED		306 S HILL ST
Recorded On:	September 18, 2025		TIMMONSVILLE, SC, 29161
Recorded At:	08:57 AM	Received From:	LASHANNA LOWERY
		Parties:	
Book/Page:	DMA 1177: 1055 - 1061	Direct-	
Total Pages:	7	Indirect-	

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

Recording Fee:	\$15.00
Consideration:	\$554.00
County Tax:	\$1.10
State Tax:	\$2.60
Tax Charge:	\$3.70



FILED

2025 SEP 18 AM 9:04

FELICIA SIMON  
REGISTRAR OF DEEDS  
FLORENCE COUNTY, SC

PROPERTY DESIGNATED AS:

70012-18-022

SPLIT FROM:

BY FLORENCE COUNTY ASSESSOR'S OFFICE *mp*

### QUITCLAIM DEED

THIS QUIT CLAIM DEED, executed this 15 day of September, 2025, by the first party, Cecil L. Gardner, not married, of 204 W Market St, Timmons ville, SC 29161, USA, (the "Grantor"), to the second party, Lashanna Lowery, not married, of 306 S Hill St, Timmons ville, SC 29161, USA, (the "Grantee").

**WITNESSETH**, that the Grantor, for good and valuable consideration in the sum of \$554.00 paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise and release, as well as quitclaims, unto the Grantee forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances attached to said property, in the County of Florence, State of South Carolina:

Parcel or lot of land on Tanyard Street in the Town of Timmons ville, County of Florence, State of South Carolina, known as Tax Parcel No. 70012-18-022, as described in Deed Book 113 at page 182. This being a portion of the same property conveyed to Rodney L Thomas recorded in Deed Book B616 at Page 987 in the Office of the Clerk of Court for Florence County, State of South Carolina. Deed Book: 1054  
Page: 746.

This being that same property conveyed to the Grantor by deed of Rodney L Thomas/Treasurer Florence County, on June 22, 2023 and recorded in the office of the Florence County on June 22, 2023 in Book 1054 and Page 746.

\$ STATE FEE \$2.60  
COUNTY FEE \$1.10

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TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

IN WITNESS WHEREOF the Grantor has signed and sealed these presents the day and year first above written.

Signed in the presence of:

Natalie S Knotts

Signature

Cecil L. Gardner

Cecil L. Gardner

Natalie S Knotts

Witness Name

Anna R. Starling

Signature

Anna R. Starling

Witness Name

**Grantor Acknowledgement**

STATE OF SOUTH CAROLINA

COUNTY OF Florence

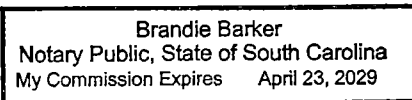
Before me, Brandie Barker a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Cecil L. Gardner, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act on behalf of the Grantor.

Witness my official seal this 15 day of September, 2025.

Brandie Barker

Notary Public for the State of South Carolina

County of Florence



My commission expires: 4/23/2029

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This deed was prepared by Cecil L. Gardner of 204 W Market St, Timmons ville, SC 29161,  
USA.

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 Tanyaiz Street Timmonsville SC 29154 bearing  
County Tax Map Number 70012-18-022, was transferred by Gecil L. Gardner  
to Lashanna Cowen on September 15, 2025.

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 (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 \_\_\_\_\_.  
(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 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: \$ 554.00  
(b) Place the amount listed in item 5 above here: 0  
(If no amount is listed, place zero here.)  
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 554.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$18.70

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: \_\_\_\_\_

9. I understand that a person required to furnish this affidavit who wilfully 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.

[Signature]  
Responsible Person Connected with the Transaction

Lashanna Lowery  
Print or Type Name Here

SWORN to and subscribed before me this  
16 day of September 2025  
Notary Public for South Carolina  
My Commission Expires: 2/2/2033  
Notary (L.S.): Marvett Thum  
Notary (printed name): Marvett Thum

### INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.