

**FELICIA SIMON  
FLORENCE COUNTY  
REGISTER OF DEEDS**

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

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

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

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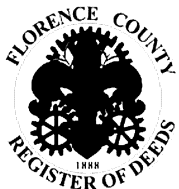
<b>Instrument #:</b>	2025012409	
<b>Receipt Number:</b>	23157	<b>Return To:</b>
<b>Recorded As:</b>	EREC-DEED	
<b>Recorded On:</b>	September 18, 2025	
<b>Recorded At:</b>	12:46 PM	<b>Received From:</b>
		<b>Parties:</b>
<b>Book/Page:</b>	DMA 1177: 1211 - 1214	Direct- Munnerlyn Properties of Florence
<b>Total Pages:</b>	4	Indirect- Mary Janis Munnerlyn Trustee

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

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<b>Recording Fee:</b>	\$15.00
<b>Consideration:</b>	\$10.00
<b>Tax Charge:</b>	\$0.00



PROPERTY DESIGNATED AS:  
PARCEL: 90160-02-014

SPLIT FROM:  
BY FLORENCE COUNTY ASSESSOR'S OFFICE - MP

**NOTE: SCRIVENER HAS NOT PERFORMED A TITLE EXAMINATION IN CONNECTION WITH THIS DEED.**

STATE OF SOUTH CAROLINA           )  
  )  
COUNTY OF FLORENCE               )                               DEED

KNOW ALL MEN BY THESE PRESENTS, That I, MUNNERLYN PROPERTIES OF FLORENCE, (the "Grantor") in the State aforesaid, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and no other consideration to me paid by MARY JANIS MUNNERLYN, AS TRUSTEE OF THE MARY JANIS MUNNERLYN REVOCABLE TRUST U/A/D SEPTEMBER 17, 2025, (the "Grantee") in the State aforesaid, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, its Successors and Assigns, the real property known and further described as:

All that lot of land situate in the City and County of Florence, State of South Carolina, designated at Lot #23 on a plat of "Greenbriar" prepared by Banks & Powers Surveyors dated March 16, 1964 and recorded in Plat Book T at page 119 in the office of the Clerk of Court for Florence County. This conveyance includes the 2 feet protective strip west of the property of Munnerlyn Property as shown on the above referenced plat measuring 2 feet in width and 90 feet in depth.

The above described property is conveyed subject to the restrictive covenants applying to Greenbriar Subdivision, which are recorded in the office of the Clerk of Court for Florence County in Miscellaneous Records Book "P" at page 2, and as amended by an instrument recorded in Miscellaneous Records Book "P" at page 162.

It is expressly understood that said covenants do not permit the placing or maintenance of a mobile or trailer home on said property, either alone or added to by additional construction, and that no structure of a temporary character, trailer, tent, check, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

This being the identical property heretofore conveyed to Munnerlyn Properties of Florence by deed of The South Carolina National Bank as Trustee of "The Charles N. Ingram Marital Deduction Trust" dated July 14, 1987 and recorded in the Office of the Clerk of Court for Florence County on July 27, 1987 in Deed Book A-269, at Page 2030.

TMS # 90160-02-014

Grantee's address:     3504 E Palmetto Street, Florence, South Carolina 29506

Said property being subject to any and all existing rights of way, covenants and easements of record.

TOGETHER with all and singular the Rights, Member, Hereditament and Appurtenances to the said Premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the remainder interest in the said premises before mentioned, unto said Grantee, its successors and assigns, forever.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the Grantee, its Successors and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, I have hereunto set my Hand and Seal this 17<sup>th</sup> day of September, 2025.

Signed, Sealed and Delivered  
in the presence of:

Sandra J. Shuler  
Summer O Floyd

MUNNERLYN PROPERTIES OF FLORENCE

Mary Janis Munnerlyn (SEAL)  
BY: MARY JANIS MUNNERLYN  
ITS: GENERAL PARTNER

STATE OF SOUTH CAROLINA )  
COUNTY OF Florence )

PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within-named, MUNNERLYN PROPERTIES OF FLORENCE BY MARY JANIS MUNNERLYN ITS GENERAL PARTNER, sign, seal and deliver the within deed; and that (s)he, with the other witness, whose signature appears above, witnessed the execution thereof. The subscribing witness is not a party to or beneficiary of the transaction.

SWORN to before me this 17  
day of September, 2025.

Summer O Floyd (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 9-14-30

Sandra J. Shuler  
Witness

Summer O. Floyd  
Notary Public Printed Name

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 308 S. Lansdale Drive, bearing Florence County Tax Map Number 90160-02-014, was transferred by Munnerlyn Properties of Florence to MARY JANIS MUNNERLYN, AS TRUSTEE OF THE MARY JANIS MUNNERLYN REVOCABLE TRUST U/A/D SEPTEMBER 17, 2025 on September 17, 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 distribution to a trust beneficiary.
  - (c) ☒ EXEMPT from the deed recording fee because (exemption # 8)  
(Explanation If required) transfer into trust  
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
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. 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: \_\_\_\_\_
  - (b) Place the amount listed in item 5 above here: (If no amount, place zero.) \_\_\_\_\_
  - (c) Subtract Line 6(b) from Line 6(a) and place the result here: \_\_\_\_\_
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-
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 for Grantor
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 18  
day of September 2025  
Dawn R. Kingsley  
Notary Public for South Carolina  
My Commission Expires: 9/24/25  
Dawn R. Kingsley  
Notary Public Printed Name

[Signature]  
Grantor, Grantee, or Legal Representative  
connected with this transaction  
Matthew J. Myers  
Print or Type Name here

DAWN R. KINGSLEY  
Notary Public  
State of South Carolina  
My Commission Expires Sep. 24, 2025