

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 *****

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

Instrument #: 2025012410

Receipt Number: 23157

Return To:

Recorded As: EREC-DEED

Recorded On: September 18, 2025

Recorded At: 12:46 PM

Received From:

Parties:

Book/Page: DMA 1177: 1215 - 1218

Direct- Mary Janis Munnerlyn

Total Pages: 4

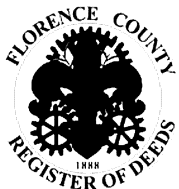
Indirect- Mary Janis Munnerlyn Life Estate

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

Recording Fee: \$15.00

Consideration: \$10.00

Tax Charge: \$0.00



PROPERTY DESIGNATED AS:
PARCEL: 90160-02-015
PARCEL: 90160-02-016

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, MARY JANIS MUNNERLYN, (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, RETAINING A LIFE ESTATE TO MYSELF, (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:

That certain tract or parcel of land situate in the County of Florence, State of South Carolina in Jeffries Township containing twenty-eight and sixty-six one hundredths (28.66) acres and being bounded now or formerly as follows: On the North by U.S. Highway No. 17; on the East by E. C. Fowler; on the South by lands of the Estate of L. McCall; and on the West by lands of Bertie A. Singletary. The said tract being known and designated on a map of the Holmes lands, made by A. L. Ervin, C.E., dated June 8, 1931, and recorded in the office of the Clerk of Court for Florence County in Plat Book "C" Page 317, as Tract No. Four (4).

This being the identical property heretofore conveyed to Mary Janis Munnerlyn by Deed of Distribution from the Estate of Mary Frenchie Munnerlyn (Florence County Probate Court Case No.: 2007-ES-21-00398) dated July 15, 2008 and recorded in the Office of the Clerk of Court for Florence County on July 18, 2008 in Deed Book B197, at Page 1271.

TMS # 90160-02-015 & TMS # 90160-02-016

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 day of September, 2025.

Signed, Sealed and Delivered
in the presence of:

Shirley J. Whirlie
Summer O Floyd

Mary Janis Munnerlyn (SEAL)
MARY JANIS MUNNERLYN

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, MARY JANIS MUNNERLYN, 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 (I.S.)
Notary Public for South Carolina
My Commission Expires: 9-14-30

Shirley J. Whirlie
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 3426 E Palmetto Street, bearing Florence County Tax Map Number 90160-02-015 & 90160-02-016, was transferred by Mary Janis Munnerlyn to MARY JANIS MUNNERLYN, AS TRUSTEE OF THE MARY JANIS MUNNERLYN REVOCABLE TRUST U/A/D SEPTEMBER 17, 2025, RETAINING A LIFE ESTATE TO MYSELF 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

Matthew J. Myers
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