

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 #: 2025012411

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: 1219 - 1222

Direct- M. Janis Munnerlyn d/b/a Munnerlyn Properties

Total Pages: 4

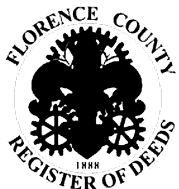
Indirect- Mary Janis Munnerlyn Trustee

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

Recording Fee: \$15.00

Consideration: \$10.00

Tax Charge: \$0.00



PROPERTY DESIGNATED AS:
PARCEL: 90165-01-011

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, M. JANIS MUNNERLYN d/b/a MUNNERLYN PROPERTIES, (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 certain piece, parcel or tract of land lying, situate and being in the County of Florence, State of South Carolina in School District No. 1-4, on the south side of U.S. Highway 302-76, containing 27.88 acres according to a Plat of the same made by Ervin Engineering Company on August 3, 1963 and bounded as follows, to-wit: On the North by U.S. Highway 301-76; on the East by property now or formerly of Bailey; on the South by property now or formerly of L.A. McCall; on the West by property now or formerly of Atkinson. This property is shown and delineated on a map prepared by Ervin Engineering Company dated August 3, 1965 and recorded in Plat Book 19 at Page 206 in the office of the Clerk of Court for Florence County, South Carolina.

This being the identical property heretofore conveyed to M. Janis Munnerlyn d/b/a Munnerlyn Properties from Munnerlyn Properties of Florence, a Partnership by deed dated July 21, 1990 and recorded in the Office of the Clerk of Court for Florence County on July 23, 1990 in Deed Book A-325, at Page 1207.

TMS # 90165-01-011

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:

Andrea J. Wilkins
Summer D Floyd

M. Janis Munnerlyn (SEAL)
M. JANIS MUNNERLYN d/b/a MUNNERLYN
PROPERTIES

STATE OF SOUTH CAROLINA)

COUNTY OF Florence)

PROBATE

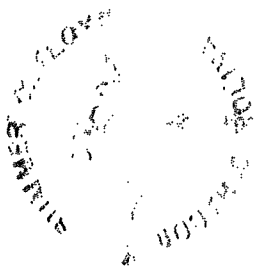
Personally appeared before me the undersigned witness and made oath that (s)he saw the within-named, M. Janis Munnerlyn d/b/a Munnerlyn Properties, sign, seal and deliver the within deed; and that (s)he, with the other witness, whose signature appears above, witnessed the execution thereof. The subscribing witness is not a party to or beneficiary of the transaction.

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

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

Andrea J. Wilkins
Witness

Summer D. 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 27.88 acres on US Hwy 301 North, Florence, SC, bearing Florence County Tax Map Number 90165-01-011, was transferred by M. Janis Munnerlyn, d/b/a Munnerlyn Properties to M. JANIS MUNNERLYN, AS TRUSTEE OF THE M. 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

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