



Recording Date: 03/02/2015

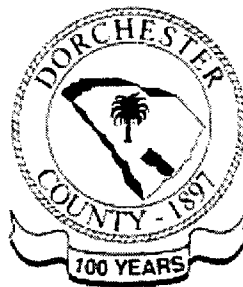
Instrument: 116

Book: 9632 Page: 211-215

FILED-RECORDED  
RMC / ROD

2015 Mar 02 PM 1:49:14

DORCHESTER COUNTY  
SC Deed Rec Fee: .00  
Dor Co Deed Rec Fee: .00  
Filing Fee: 10.00  
Exemption #: 1  
MARGARET L. BAILEY  
Register of Deeds



THIS PAGE IS HEREBY ATTACHED AND MADE PART OF  
THE PERMANENT RECORD OF THIS DOCUMENT. IT IS  
NOT TO BE DETACHED OR REMOVED AND MUST BE  
CITED AS THE FIRST PAGE OF THE RECORDED  
DOCUMENT. THE TOP OF THE PAGE IS TO BE USED FOR  
RECORDING PURPOSES AND IS NOT TO BE USED FOR  
ANY OTHER PURPOSE.

REGISTER OF DEEDS  
DORCHESTER COUNTY SOUTH CAROLINA  
MARGARET L. BAILEY, REGISTER  
POST OFFICE BOX 38  
ST. GEORGE, SC 29477  
843-563-0181 or 843-832-0181

FILED/RECORDED  
MARCH 2, 2015  
DORCHESTER COUNTY  
REGISTER OF DEEDS

After Recording Please Return to:  
THE QUATTLEBAUM LAW FIRM, LLC  
222 N. Parler Avenue  
St. George, SC 29477

STATE OF SOUTH CAROLINA	)	
	)	TITLE TO REAL ESTATE
COUNTY OF DORCHESTER	)	

KNOW ALL MEN BY THESE PRESENTS, that **I, WALTER S. WAGERS** in the State aforesaid, for and in consideration of the sum of **One (\$1.00) Dollar, this being the true consideration**, to me paid by **WALTER S. WAGERS AND CAROL W. WAGERS**, in the State aforesaid, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said **WALTER S. WAGERS AND CAROL W. WAGERS**, as **joint tenants with the rights of survivorship, not as tenants in common, the following described property, to-wit:**

All that certain piece, parcel or tract of land with the buildings and improvements thereon, situate, lying land being on the Northwest side of U.S. Highway 15 South of the Village of Rosinville, County of Dorchester, State of south Carolina, containing 22.12 acres, more or less, and bounding now or formerly as follows, to-wit: On the Southeast by US Highway 15 and measuring thereon 102.75 feet; on the Southeast also by lands of Walter Wagers and measuring thereon 210 feet; on the southeast again by US Highway 15 and measuring thereon 352.75 feet; on the Southeast also by lands of Sapp S. and Judith A. Wagers and measuring thereon a total of 759.77 feet; on the southwest by Indian Field Swamp separating from lands of K.H. and Henriette Howell, center run of Indian Field Swamp the line and measuring thereon as shown on the plat hereinafter referred to; on the Northwest by lands of Marion L. and Gladys C. Infinger and measuring thereon 227.07 feet; on the Northwest also by lands of Mildred W. Patrick and measuring thereon 1312.24 feet; and on the Northeast by lands of James Patrick Wagers and measuring thereon 563.01 feet; and on the Northeast also by lands of Walter Wagers and measuring thereon 210.00 feet.

The above described tract of land is more fully delineated on a plat prepared for Albert W. Wagers Estate about to be conveyed to Walter Wagers located near Rosinville, Dorchester Co. SC dated May 2, 1998 by Albert R. Judy, SCPLS No. 17570 and recorded in the RMC Office for Dorchester County in Plat Cabinet J-110.

The above described property was conveyed to Walter S. Wagers by deed of James P. Wagers dated 15 December, 1998 and recorded January 4, 1999 in Deed Book 2110, Page 130.

**Tax Map No. 023-00-00-081**

**Tax Map No. 023-00-00-185**

Grantee's Address: *1725 Hwy 15 N.*  
*St. George, S.C. 29477*

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 premises before mentioned unto the said WALTER S. WAGERS AND CAROL W. WAGERS, . as joint tenants with the rights of survivorship, not as tenants in common, their heirs 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 said WALTER S. WAGERS AND CAROL W. WAGERS, THEIR **heirs** and assigns, against myself and my heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 24<sup>th</sup> day of February, 2015.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

*Walter S. Wagers*  
 WALTER S. WAGERS

*J. Frank Christman*  
*Judy W. Bynum*

FILED/RECORDED  
 MARCH 2, 2015  
 DORCHESTER COUNTY  
 REGISTER OF DEEDS

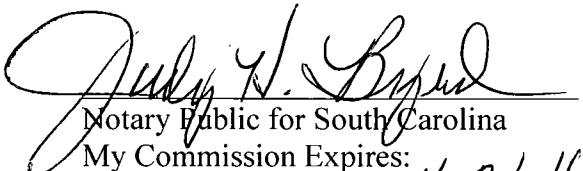
STATE OF SOUTH CAROLINA )

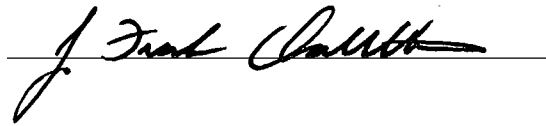
COUNTY OF DORCHESTER )

PERSONALLY appeared before me the undersigned witness who on oath, deposes and states that he/she saw the within-named WALTER S. WAGERS sign, seal and as his act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that he/she with the other witness above subscribed, witnessed the execution thereof.

SWORN to before me this

24<sup>th</sup> day of FEBRUARY, 2015.

  
Notary Public for South Carolina  
My Commission Expires: 4-24-16



STATE OF SOUTH CAROLINA )  
COUNTY OF DORCHESTER )

PERSONALLY appeared before me the undersigned, who being duly sworn deposes and says:

1. I have read the information concerning the new exemption numbers (Senate Bill 564 – June 10, 1997), and I understand this information.
2. The property being transferred bearing **DORCHESTER COUNTY TAX MAP NO. 023-00-00-081 AND 185** was transferred by **WALTER S. WAGERS to WALTER S. WAGERS AND CAROL W. WAGERS on FEBRUARY 24 2015.**
3. The deed is NOT EXEMPT from the deed recording fees, and the FAIR MAKET VALUE IS \$ \_\_\_\_\_.
4. The deed is exempt from the deed recording fee because (use new exemption number and explain reason for exemption):  
EXEMPTION# 1 (See new exemption number on enclosed sheet) AND EXPLANATION FOR EXEMPTION.

CONSIDERATION LESS THAN \$100.00

5. As required by code section 12-24-70, I state I am a responsible person who was connected with the transaction as: ( ) grantor, ( ) grantee, ( X ) attorney, ( ) other (state connection)\_\_\_\_\_
6. I understand that a person required to furnish this affidavit who willfully furnishes a false for fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than \$1000.00 or imprisoned for more than one year, or both.

*J. Frank Cappelletti*  
Responsible person Connected with  
Transaction (see#5)

SWORN to before me this 24th  
DAY OF FEBRUARY, 2015

*Judy W. Byrd*  
Notary Public for South Carolina  
My Comm. Expires: 4.24.16