

## STATE OF SOUTH CAROLINA

## County of Dorchester

Title Not Examined

FILED - RECORDED  
RMC / ROD

2005 JAN 25 PM 2:13

MARGARET L. BAILEY  
DORCHESTER COUNTY, SC

**KNOW ALL MEN BY THESE PRESENTS,** That, We Sapp S. and Judith A. Wagers (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in the consideration of **Five and 00/100 (\$5.00) Dollars Love and Affection for my daughter** has granted, bargained and released unto Lynn W. Fralix (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee.

All that certain piece, parcel or lot of land containing 20.02 acres, more or less, situate, lying and being near Rosinville, School District No. 4, County of Dorchester, State of South Carolina, and butting, bounding and measuring now or formerly as follows to wit: On the Northeast by lands of Sapp S. Wagers, Judith A. Wagers and a existing 20 foot ingress/egress easement and measuring thereon 464.43 feet; East and Southeast by lands of Sapp S. Wagers measuring thereon 1014.48 feet; Southwest by lands of David P. Wagers, Tammy G. Wagers, William W. Knight, K.H. & Henriette Howell with the Run of Indian Field Swamp being the line as shown on a plat herein referred to; On the West by lands of Walter Wagers measuring thereon 516.70 feet.

The above described property is more fully shown as Tract 1 and Tract 2 on a plat entitled "Plat showing Tract 1 property of Sapp S. and Judith A. Wagers about to be conveyed to Mark and Lynn Fralix showing tract 2 property of Sapp S. Wagers about to be conveyed to Mark and Lynn Fralix located near Rosinville, Dorchester County, SC" dated January 7, 2005 and prepared by Albert R. Judy, PLS S.C.P.L.S. No. 17570. Said plat is of record in the Dorchester County RMC in Plat Cabinet K at Slide 134.

**SUBJECT TO:** U.S. Highway 15 and SCE&G Powerline 25' R/W transversing on the Southwest portion of the above described property as shown on the plat herein described.

This is a portion of property conveyed to Sapp S. and Judith A. Wagers by Deed dated November 24, 1986 and recorded in the Dorchester County RMC in Book 574 at Page 282 and a portion of the described property was conveyed to Sapp S. Wagers by Deed dated January 12, 1987 and recorded in the Dorchester County RMC in Book 577 at Page 439.

## DORCHESTER COUNTY

TMS# 003-00-00-174

SC Deed Rec Fee \_\_\_\_\_ After Recording Please Return To:

Dor Co Deed Rec Fee \_\_\_\_\_ GENE W. DUKES

Ling Fee 10.00 ATTORNEY AT LAWExemption # 1 P.O. BOX 622 • 100 RIDGE ST.

ST. GEORGE, SC 29477

MARGARET L. BAILEY  
Register of Deeds

## Grantee's Address

302 Horne Street  
St. George SC 29477

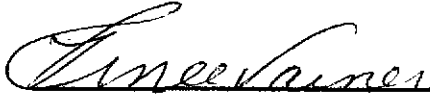
**TOGETHER** with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

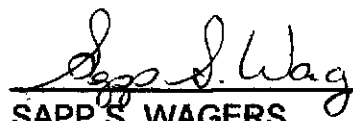
**TO HAVE AND TO HOLD** all singular the premises before mentioned unto the said Grantee, Lynn W. Fralix, her heirs and assigns,

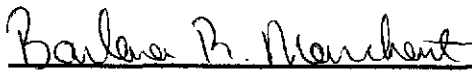
**And the Grantor** does hereby bind themselves and their Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Heirs and Assigns, against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

**WITNESS** the Hand and Seal of the Grantor this 25 day of Jan in the year of our Lord Two Thousand and Five and in the two hundredth and twenty eighth year of the Sovereignty and Independence of the United States of America.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF**

  
WITNESS

 (SEAL)  
SAPP S. WAGERS


  
WITNESS

 (SEAL)  
JUDITH A. WAGERS

STATE OF SOUTH CAROLINA )  
 ) PROBATE  
COUNTY OF DORCHESTER )

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Grantors sign, seal and, as their act and deed, deliver the within written Deed for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this 25  
day of January, 2005.



Witness

Barbara R. Marshant  
Notary Public of South Carolina

My Commission Expires: Aug 29, 2013

STATE OF SOUTH CAROLINA  
COUNTY OF DORCHESTER  
Filed for record this 25th  
Day of Jan 2005  
at 2:13 p M and recorded  
in book 4523 page 211  
MARGARET L. BAILEY  
REGISTER OF DEEDS

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 the information.

2. The property being transferred is located at Dorchester, bearing DORCHESTER COUNTY TAX MAP NUMBER 023-00-00-174, was transferred by Sapp S. and Judith A. Wagers to Lynn W. Fralix on January 25, 2005.

3. The deed is NOT EXEMPT from deed recording fee, and the FAIR MARKET VALUE IS \_\_\_\_\_.

4. The deed is exempt from the deed recording fee because (Use new exemption numbers and explain reason for exemption):  
EXEMPTION # 1 (see new exemption numbers on enclosed sheet) AND EXPLANATION FOR EXEMPTION transferring realty realty in which the value of the realty is equal to or less than one hundred dollar:

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

Gene W. Dukes, Attorney at Law

6. 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.

Gene W. Dukes  
Responsible Person Connected with the Transaction

Sworn to before me this 25  
day of January, 2005

Barbara D. Merchant  
Notary Public for South Carolina  
My Commission Expires: Aug 29 2013