

GEORGETOWN COUNTY, SC

Prepared By

EncorEstate Plans, Inc
23505 E Appleway, Suite 200, #552
Liberty Lake, WA 99019

After Recording Return To

Donna S. Jones
Michael Ernest St Louis
1031 Oakdale Road
Atlanta, Georgia 30307

Marlene McConnell

Register of Deeds

By: JENNIFER RADER Clerk

2025012238

DEED

RECORDING FEES

\$15.00

STATE TAX

\$0.00

COUNTY TAX

\$0.00

12-08-2025

01:29 PM

BK:RB 4931 PG:247-252

Space Above This Line for Recorder's Use

SOUTH CAROLINA QUIT CLAIM DEED

State of South Carolina

Georgetown County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Donna S. Jones, residing at 1031 Oakdale Road, Atlanta, Georgia, 30307.

The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby quitclaims to Donna S. Jones, acting as the Trustee of the St Louis-Jones Family Trust with a mailing address of 1031 Oakdale Road, Atlanta, Georgia, 30307 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Georgetown County, South Carolina, to-wit:

Address: 213 Greenwich Drive, Georgetown, SC 29440

TMS#: 05-0033-066-00-00, 05-0033-131-00-00 and 05-0033-132-00-00

See attached Exhibit A.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature Donna S. Jones Date 12/6/25
Print Name: Donna S. Jones

Address: 1031 Oakdale Road, Atlanta, Georgia, 30307

Patricia M. Griffin Date 12/6/25
Witness's Signature

PATRICIA M GRIFFIN
Name of Witness

Josephine Grant Date 12/6/25
Witness's Signature

Josephine Grant
Name of Witness

GEORGIA NOTARY ACKNOWLEDGMENT

State of Georgia

County of ~~DeKalb~~ FULTON

This instrument was acknowledged before me this 6th day of DECEMBER (month), 2025 (year), by
DONNA SUE JONES (name of signer).

✓ Personally Known

✓ Produced Identification

Type and # of ID GEORGIA DRIVERS LICENSE

(Seal)

[Signature]
(Signature Notary)

IRA KATZ

(Name of Notary Typed, Stamped or Printed)

Notary Public, State of Georgia

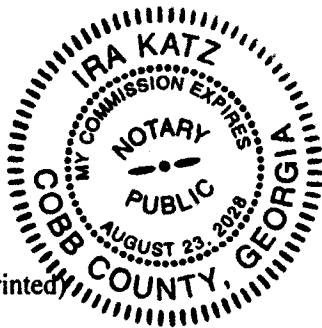


EXHIBIT A - LEGAL DESCRIPTION**Tract 1:**

All that certain piece, parcel or lot of land situate, lying and being in the City and County of Georgetown, State of South Carolina, known and designated as Lot Number Eleven (11) of Block B on a map of the property of Estelle B. Dill and Julian S. Bolick made by J. L. Bull, C.E., dated November, 1949, and recorded in the Office of the Clerk of Court for Georgetown County, said lot measuring in front on an unnamed street as shown on said map seventy-five and fifty-five hundredths (75.55) feet and on the rear line seventy-six (76) feet, on the northeastern side line one hundred thirty-five (135) feet, and on the southwestern side line one hundred thirty-seven and five-tenths (137.5) feet, Butting and Bounding as follows: On the Northwest by said unnamed street; Northeast by Highmarket Street; Southeast by Lot Number Twenty (20) of said Block; and Southwest by Lot Number Twelve (12) of said Block. All of which will more fully appear by reference to said plat, which is hereby made, pro tanto, a part and parcel hereof.

Tract 2:

All that certain piece, parcel or part lot of land situate, lying and being in the City and County of Georgetown, State of South Carolina, being and constituting a portion of Lot Number Twelve (12) of Block B as shown on a map of the property of Estelle B. Dill and Julian S. Bolick made by J.L. Bull, C.E., dated November, 1949, recorded in the Office of the Clerk of Court for Georgetown County, being so much of said Lot Number Twelve (12) as measures as follows: Commencing on said unnamed street at a point at the intersection of the boundary line between Lots Eleven (11) and Twelve (12) of said Block, and running thence in a southwesterly direction along boundary line of said Lot Twelve (12) on said unnamed street for a distance of fifty (50) feet; thence in a southeasterly direction in a straight line parallel with the boundary line between Lots Numbers Eleven (11) and Twelve (12) for a distance of one hundred thirty-seven and five-tenths (137.5) feet, more or less, to the boundary line of Lots Numbers Twelve (12) and Nineteen (19) of said Block as shown on said map; thence along the boundary lines of said Lots Numbers Twelve (12) and Nineteen (19) of said Block for a distance of fifty (50) feet, more or less, in a straight line to the boundary line between Lots Numbers Eleven (11) and Twelve (12), and thence in a northwesterly direction along said boundary line to the point of beginning; Butting and Bounding as follows: To the Northwest by said unnamed street; to the Northeast on Lot Number Eleven (11) of said Block; Southeast on a portion of Lot Number Nineteen (19) of said Block; and to the Southwest on the remaining portion of said Lot Number Twelve (12) of said Block.

Tract 3:

All those certain pieces, parcels or lots of land situate, lying and being in the City and County of Georgetown, State of South Carolina, known and designated as Lots Numbers Nineteen (19) and Twenty (20) of Block B on a map made of property of Mrs. Estelle B. Dill and Julian S. Bolick made by J.L. Bull, Jr., C.E., dated November, 1949, and to be recorded in the Office of the Clerk of Court for Georgetown County, said lots taken together and measuring and containing in front on Boulevard one hundred fifty-three and two-tenths (153.2) feet, and one hundred fifty-two (152) feet on the rear

or opposite line, and taken together, measuring on the northeast side line one hundred thirty-five (135) feet, and on the southwest side line one hundred forty and fifty-five hundredths (140.55) feet, and Butting and Bounding as follows: On the Northeast by Highmarket Street; on the Southeast by Boulevard as shown on said map, on the Southwest by Lot Number Eighteen (18) of Block B as shown on said map; and on the Northwest by Lots Numbers Eleven (11) and Twelve (12) of Block B as shown on said map. All of which will more fully and at large appear by reference to said map which is hereby made, pro tanto, a part and parcel hereof.

Tract 4:

All those certain pieces, parcels or lots of land situate, lying and being in the City and County of Georgetown, State of South Carolina, known and designated as Lots Numbers Nineteen A (19A) and Twenty A (20A) as shown on a map of a subdivision of property of Estelle B. Dill and Julian S. Bolick prepared by J.L. Bull, Jr., C.E., dated November 26, 1949, and recorded in the Office of the Clerk of Court for Georgetown County in Plat Book G at Page 57.

The Grantor having acquired the subject properties by virtue of that certain Deed from Alyce P. Flenniken and Bruce P. Flenniken, as Co-Trustees, of the Alyce P. Flenniken Qualified Personal Residence Trust dated December 31, 1998 to Flenniken Holdings, LLC dated June 23, 2010, and recorded April 25, 2017, in the Office of the Register of Deeds for Georgetown County in Book 3017 at Page 216.

TMS#05-0033-066-00-00, TMS #05-0033-131-00-00 & TMS #05-0033-132-00-00

STATE OF South Carolina
COUNTY OF Georgetown

AFFIDAVIT

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 213 Greenwich Drive, Georgetown, SC 29440, bearing _____ County Tax Map Number 05-0033-066-00-00, 05-0033-131-00-00*, was transferred by _____ and 05-0033-132-00-00

Donna S. Jones to

Donna S. Jones, acting as the Trustee of the St Louis-Jones Family Trust
on 12/06/2025.

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 a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because (See Information section of affidavit);
(8) Transfer to a transferor's revocable trust for no consideration
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (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:

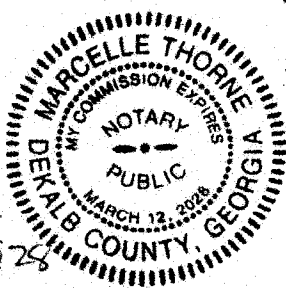
- (a) Place the amount listed in item 4 above here: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: 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 29
day of October year of 2025



Donna S. Jones
Responsible Person Connected with the Transaction

Donna S. Jones
Print or type the above name here

Notary Public for Georgia
My Commission Expires: March 12, 2028