

2025012258

DEED NO FEE
RECORDING FEES
PRESENTED & RECORDED:

\$0.00

12-08-2025 04:27 PM

MARLENE MCCONNELL
REGISTER OF DEEDS
GEORGETOWN COUNTY, SC
BY: JENNIFER RADER CLERK

BK: RB 4931

PG: 365 - 370

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

TITLE TO REAL ESTATE

Georgetown
CountyKNOW ALL MEN BY THESE PRESENTS, THAT, Mary Jo Smith Cooper, Trustee, or her

successors in trust, under the Mary Jo Smith Cooper Living Trust dated December 15, 2022, and, James David Cooper, (hereinafter called Grantor(s)) in the State of South Carolina, for and in consideration of the sum of Twenty Five Thousand Sixty-Five and 00/100 (\$25,065.00) Dollars, paid in hand to Grantor at and before the sealing of these presents by GEORGETOWN COUNTY, a body politic and political subdivision of the State of South Carolina, (hereinafter called Grantee) in the State aforesaid, the receipt and legal sufficiency of which is hereby acknowledged, have granted, bargained, sold, and released and by these Presents do grant, bargain, sell, and release the following-described property unto the said GRANTEE, its Successors and Assigns forever.

All that certain piece, parcel, or lot of land situate, lying, and being in the County of Georgetown, State of South Carolina, containing 0.44 acres, more or less, and being more particularly shown and delineated on that certain "Right of Way Acquisition Plat Showing a 0.19 acre parcel and a 0.04 acre parcel to be conveyed to SCDOT near the Intersection of Brick Chimney Road and US Highway 701 as well as a 0.21 acre Right of Way being Fair Lane Surveyed for Mary Jo Smith Cooper, Trustee and James David Cooper" prepared by Gregory F. Cunningham, SCPLS, dated October 3, 2025 and recorded _____ in the Office of the Register of Deeds for Georgetown County in Plat Slide _____ at Page _____, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference.

DERIVATION: This being the identical property conveyed to Seller(s) by virtue of the following, records of Georgetown County:

(a) Deed of Mary Jo Cooper, dated December 15, 2022 and recorded December 21, 2022 in the Office of the ROD for Georgetown County in Book 4456 at Page 56. (\$5.00).; and

(b) Deed of Distribution of the Estate of Walter David Cooper (Case #2021-ES-22-00059) dated December 3, 2021 and recorded December 15, 2021 in the Office of the ROD for Georgetown County in Book 4265 at Page 101. (no consideration); and

(c) Walter David Cooper, Date of Death: January 18, 2021; Will Dated: April 16, 2009; Estate filed January 27, 2021; Closed: December 2, 2022.; and

(d) Deed of Otis Daniel Cooper, dated April 12, 2018 and recorded May 1, 2018 in the Office of the ROD for Georgetown County in Book 3260 at Page 198. (\$5.00)

TMS # 02-1006-024-00-00

PLAT NOT FILLED WITH
INSTURMENT

This conveyance is made subject to all visible and recorded right-of-ways, easements, conditions, covenants, restrictions, limitations and reservations of record affecting said property.

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 said Premises before mentioned unto the said GRANTEE, its Successors and Assigns, forever.

AND I, the said GRANTOR(S), warrant that I own all rights, title and interest in the property herein described in fee simple and do hereby convey the same and bind myself and my Heirs, Executors, and Administrators to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, its Successors and Assigns, against me and my Heirs and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 13th day of October, 20 25. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Seller

James David Cooper (L.S.)
Signature of Seller
James David Cooper
Printed Name of Seller

Witness #1

[Signature]
Signature of Witness
JUSTIN HAPPELSON
Printed Name of Witness #1

Witness #2

Cassandra G Coleman
Printed Name of Notary as Witness # 2
*****Cassandra G Coleman

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

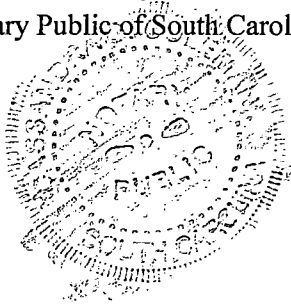
ACKNOWLEDGMENT

THE DUE execution of the foregoing instrument was acknowledged before me this 13th day of October, 20 25, by Cassandra G Coleman and James David Cooper enc 10/13/25

SWORN to before me this 13th day of October, 20 25
Cassandra G Coleman Notary Public of South Carolina

Print Name Cassandra G Coleman

My Commission expires: 11/3/28 (Seal)



This conveyance is made subject to all visible and recorded right-of-ways, easements, conditions, covenants, restrictions, limitations and reservations of record affecting said property.

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 said Premises before mentioned unto the said GRANTEE, its Successors and Assigns, forever.

AND I, the said GRANTOR(S), warrant that I own all rights, title and interest in the property herein described in fee simple and do hereby convey the same and bind myself and my Heirs, Executors, and Administrators to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, its Successors and Assigns, against me and my Heirs and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 13th day of October, 2025. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Mary Jo Smith Cooper Living Trust
dated December 15, 2022

Witness #1

Mary Jo Smith Cooper (L.S.)
Signature of Seller

[Signature]
Signature of Witness

Mary Jo Smith Cooper
Printed Name of Seller
By: Its Trustee

JUSTIN HARRELSON
Printed Name of Witness #1

Witness #2

Cassandra G Coleman
Printed Name of Notary as Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

THE DUE execution of the foregoing instrument was acknowledged before me this 13th day of October, 2025, by Cassandra G Coleman ^{cuc 10/13/25} Mary Jo Smith Cooper

SWORN to before me this 13th day of October, 20____
Cassandra G Coleman Notary Public of South Carolina
Print Name: Cassandra G Coleman

My Commission expires: 11/3/28 (Seal)



STATE OF SOUTH CAROLINA)

COUNTY OF GEORGETOWN)

GRANTEE GEORGETOWN COUNTY
AUTHORIZATION and ACCEPTANCE

The property deeded is hereby accepted by Georgetown County, S.C., and the recording of the deed is hereby authorized to transfer the property to Georgetown County, this 15th day of October, 2025.

GEORGETOWN COUNTY,
SOUTH CAROLINA (SEAL)

Alexandria Nelson
Witness # 1
Print Name: Alexandria Nelson

Angela Christian
By: Angela Christian
Its: County Administrator

Ollie N. Lewis
Notary as Witness # 2
Print Name: Ollie N. Lewis

STATE OF SOUTH CAROLINA)

COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

I, Ollie N. Lewis, do hereby certify that Angela Christian, Georgetown County Administrator, in her official capacity and on behalf of the County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 15th day of October, 2025.

SWORN to before me this

15th day of October, 2025

Ollie N. Lewis
Notary Public of South Carolina

Print Name: Ollie N. LewisMy Commission expires: 12/22/2025

(Seal)



**AFFIDAVIT INCOMPLETE FOR RECORDING;
NOT SIGNED BY ATTORNEY**

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) Property described in the attached deed, was transferred by Grantor(s) to Grantee(s) on the date first above written.
- 3) Check one of the following. The Deed is:
 - ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - ☐ 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.
 - ☒ exempt from the deed recording fee because: Exemption # 2 (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 same 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.
 - ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$_____.
 - ☐ The fee is computed on the fair market value of the realty which is \$_____.
 - ☐ 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 6(a) and place result here: \$_____.
- 7) The deed documentary stamp fee due is based on the amount listed on Line 6(c) above and the deed documentary stamp 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: Recording Attorney.
- 9) I understand that a person required to furnish this affidavit who wilfully 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

15th day of October, 2025

Alexandria Nelson
Notary Public of South Carolina

Print Name: Alexandria Nelson
My Commission expires June 10th 2024

