

This instrument was prepared by and when recorded return to:

Oxner & Stacy Law Firm, LLC (scp)
90 Wall Street, Unit B
Pawleys Island, SC 29585
O.S. File #24-1672



Doc ID: 000699520005 Type: LAN
Kind: DEED
Recorded: 03/17/2025 at 02:09:08 PM
Fee Amt: \$15.00 Page 1 of 5
Revenue Tax: \$0.00
Instr# 202500000485
Marlboro County, South Carolina
Marquita McLain Clerk of Court

Marlboro County
Assessor's ID
047-00-02-003
052-01-02-008
MAR 18 2025

BK 829 PG 216-220

(Space above this line for Recorder's Use)

STATE OF SOUTH CAROLINA)
)
COUNTY OF MARLBORO)

TITLE TO REAL ESTATE
(Deed Preparation Only)

KNOW ALL MEN BY THESE PRESENTS, That I, Katheryn Phillips Jackson a/k/a Kathryn P. Jackson, in the State aforesaid, for and in consideration of the sum of TEN AND NO/100(\$10.00) Dollars to us in hand received at and before the sealing of these presents by Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, of 107 Windy Lane, Pawleys Island, South Carolina 29585, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, subject to the matters set forth below, and by these Presents do grant, bargain, sell and release, subject to the matters set forth below, unto the said Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, her successors-in-office and/or assigns, forever, the following described real property, to wit:

PARCEL ONE

All those certain pieces, parcels or tracts of land, lying and being situate in Marlboro County, State of South Carolina, and being designated as Tract One (1), "McLeod Place" containing 78.0 acres, more or less, and as Tract Two (2) "Edens Place" containing 88.0 acres, more or less, on that certain plat entitled "Lands of J.M. Jackson," made by J.M. Jackson, Jr. dated March 28, 1934 and recorded in Plat Cabinet A, Slide 74, Page 2 in the Office of the Clerk of Court for Marlboro County, S.C.

Tract One is bounded generally as follows: on the North by property owned now or formerly by W.A. Rogers; on the East by road and by property owned now or formerly by Thos Hardison; on the South by Mill Dam, Public Road and the below described Tract Two; and on the West by property owned now or formerly by the Estate of J. Pope.

Tract Two is bounded generally as follows: on the North by Mill Dam, Public Road and the above-described Tract One; on the East by Public Road and property owned now or formerly by Harold Jones; on the South by property owned now or formerly by Bob Crosland; and on the West by Run of Cottingham Creek and property owned now or formerly by the Estate of J. Pope.

For a more complete description, reference is craved to the aforementioned plat which is incorporated and made a part of this description

TMS#047-00-02-003

Property Address: 154.60 Acres, Sandy Grove Church Road, Bennettsville, SC 29512

PARCEL TWO

All that certain piece, parcel or tract of land, lying and being situate in Marlboro County, State of South Carolina, and being shown on a plat entitled "Plat of Land - Property of Margaret M. Jackson, made by John M. Jackson, Jr., dated January, 1963, which plat is recorded in Plat Cabinet _____, Slide No. _____, Page _____ in the Office of the Clerk of Court for Marlboro County, S.C.

This tract being 66.0 acres, more or less, and being bounded generally as follows: on the North by property owned now or formerly by J.M. Freeman and H.H. Crosland; on the East by property owned now or formerly by J.M. Freeman ("Sherrill Place"); on the South by Run of Machine Branch and by property owned now or formerly by Frank B. Rogers; and on the West by property owned now or formerly by Salem Baptist Church, by Hwy No. 382 and by property owned now or formerly by Macedonia Baptist Church.

For a more complete description, reference is craved to the aforementioned plat which is incorporated and made a part of this description.

LESS HOWEVER:

All that certain piece, parcel or tract of land lying and being situate in the County of Marlboro, State of South Carolina, containing 3 acres, more or less, and being more particularly shown on a plat entitled "Plat of 3AC. Lot Salem Baptist Church" made by John M. Jackson, III, P.L.S., April 29, 1987, and recorded in Plat Book 41, Page 110, in the Office of the Clerk of Court for Marlboro County.

As shown by said plat, the aforesaid 3 AC. Tract is bounded generally as follows: on the North by other lands of Margaret Jackson; on the East by other lands of Margaret Jackson; on the South by other lands of Margaret Jackson and Salem Baptist Church; and on the West by Salem Cemetery.

For a more complete description, reference is craved to the aforementioned plat which is

incorporated and made a part of this description.

Said three (3) acres being sold to the Trustees of Salem Baptist Church by deed of Margaret M. Jackson recorded in Deed Book 235, Page 98 in the Office of the Clerk of Court for Marlboro County.

TMS# 052-01-02-008

Property Address: 66 acres, Salem Road, Bennettsville, SC 29512

This being the identical property conveyed to Katheryn Phillips Jackson a/k/a Kathryn P. Jackson by Deed of Distribution of the Estate of John Murchison Jackson, III dated April 22, 2024 and recorded April 25, 2024 in the Office of the Clerk of Court for Marlboro County in Book 810 at Page 243-246.

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

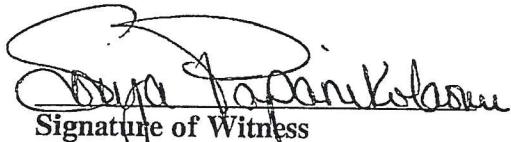
TO HAVE AND TO HOLD, all and singular, the Premises before mentioned, subject to the matters set forth above, unto the said **Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, her successors-in-office and assigns.**

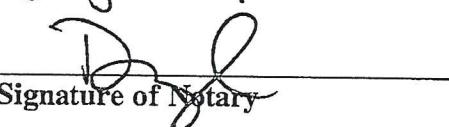
AND I do hereby bind myself and my heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, her successors-in-office and assigns, against myself and my Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.**

[SIGNATURE PAGE TO FOLLOW]

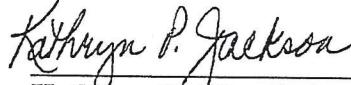
WITNESS my Hand and Seal, this 10th day of March, in the year of our Lord Two Thousand Twenty-Five (2025).

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Signature of Witness


Signature of Notary


Kathryn Phillips Jackson


Kathryn P. Jackson (L.S.)

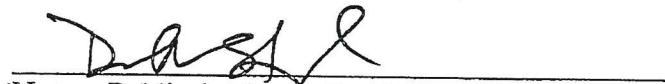
Katheryn Phillips Jackson a/k/a
Kathryn P. Jackson

* * * * *

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

10th The due execution of the foregoing instrument was acknowledged before me this day of March, 2025 by Katheryn Phillips Jackson a/k/a Kathryn P. Jackson.


Notary Public for South Carolina
Printed Name or Seal: Daniel W. Stacy Jr.
My Commission Expires: 12/6/34

(affix seal)



STATE OF SOUTH CAROLINA)
)
COUNTY OF MARLBORO)

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 154.60 acres on Sandy Grove Church Road, Bennettsville, SC, Marlboro County Tax Map Location 047-00-02-003, and 66 acres on Salem Road, Bennettsville, SC, Marlboro County Tax Map Location 052-01-02-008 was transferred by Katheryn Phillips Jackson a/k/a Kathryn P. Jackson to Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025 on March 6, 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) exempt from the deed recording fee because (See Information section of affidavit):
Exemption No. 1 – conveyance less than \$100.00. (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

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: \$.

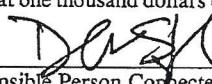
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$-0-
- (b) Place the amount listed in item 5 above here: \$-0-.
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$-0-

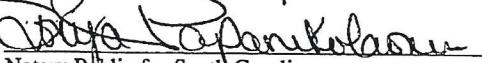
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$-0-

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.


Responsible Person Connected with the Transaction
DANIEL W. STACY, JR., Attorney for Grantor

SWORN to before me this 6th
day of March, 2025


Notary Public for South Carolina
Printed Name or Seal: Sonya Papanikolaou
My Commission Expires: 9/11/2025

