

DORIS POULOS O'HARA
FLORENCE COUNTY
CLERK OF COURT

180 N. Irby St ~ Florence, SC 29501 (843) 665-3031

RECEIVED

Jan 30 2024

SC Court of Appeals

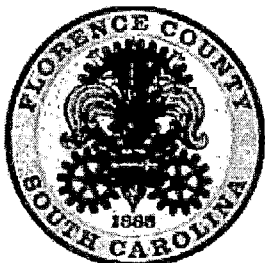
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2024001146	Return To:	ADEBISI ALI
Receipt Number:	2758		PO BOX 5372
Recorded As:	DEED		FLORENCE, SC, 29501
Recorded On:	January 29, 2024	Received From:	
Recorded At:	10:17 AM	Parties:	
Book/Page:	DMA 1085: 493 - 496	Direct-	
Total Pages:	4	Indirect-	

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Tax Charge:	\$0.00



When Recorded Mail To:
Adebisi Ali
P.O. Box 5372
Florence, South Carolina, non-domestic

FILED

Space above this line is for recording information

~~2024~~ JAN 29 A 10:33

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF FLORENCE

DORIS POULOS O'HARA
CCCP & GS
FLORENCE COUNTY, SC

This Corrective Deed, made this 29th January, 2024, by and between:

Grantor: Charles Ray Thomas, whose address is 1308 Harmony St., Florence, South Carolina [29501], hereinafter referred to as the Grantor.

Grantee: Adebisi Ali, whose address is P.O. Box 5372, Florence, South Carolina non-domestic, hereinafter referred to as the Grantee.

Property Description:

All that certain piece, parcel or lot of land situate, lying and being in the County of Florence, State of South Carolina being shown and designated as Lot No. Ninety-Five (95) on a map of Westfield made by Ervin Engineering Co., dated October 12, 1953, and recorded in Plat Book 5 at page 56, in the office of the Clerk of Court for Florence County.

This being the same property conveyed to Snowden Properties, LLC by deed of Patricia Ann Snowden dated 03/22/2013 and recorded 03/26/2013 in Deed Book B457 at Page 907 in Florence County Clerk of Court Office.

Parcel # 90044-01-003

Property Address: 1308 Harmony St. Florence, SC 29501

Reference is made to a certain Deed recorded on April 3, 2019, in Book 790, Page 1107, in the Office of the Register of Deeds for Florence, South Carolina, conveying the property described above from Snowden Properties, LLC to CHARLES RAY THOMAS II.

It has come to the attention of the parties that there is a misspelling in the Grantor's and Grantee's name in the Deed. The correct spelling of the Grantor's name is Charles Ray Thomas II, and the correct name of the Grantee is hereby stated as Adebisi Ali. All other terms and conditions of the original Deed shall remain unchanged.

Pursuant to the provisions of the South Carolina Code of Laws Section 36-2-210, the parties hereby execute this Corrective Deed to correct the misspelling in the Grantor's and Grantee's name.

Witness the following signatures and seals:

Grantor: Charles Ray Thomas II

Grantee: Adebisi Ali

Charles Ray Thomas II
Signature

Ali, Adebisi
Responsible Party Holder in Due Course

[Signature]
Witness

[Signature]
Witness

PROPERTY DESIGNATED AS: _____
90044-01-003
90044-01-022

SPLIT FROM: _____

BY FLORENCE COUNTY ASSESSOR'S OFFICE LAL JM

This Corrective Deed shall be recorded in the Office of the Register of Deeds for Florence County, South Carolina.

When Recorded Mail To:
Adebisi Ali
P.O. Box 5372
Florence, South Carolina, non-domestic

State of South Carolina

County of Florence

On this January 29, 2024, before me Charles Ray Thomas II, a Notary Public for said Florence County State of South Carolina, personally appeared Charles Ray Thomas II, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

Notary Public

Catherine M. Gaskin
Signature

Expiration Date:

9/14/2032

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

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 designated 1308 W. Harmony St., Florence, SC 29501. Florence County Tax Map Number(s) 90044-01-003 was transferred by **Snowden Properties, LLC** to **Charles Ray Thomas, II** on March 29, 2019.
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): Less than \$100.
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 X _____
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) X _____ The fee is computed: **\$79,000.00**
 - (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 x _____ 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance or realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee due is based on the amount listed on Line 4(a) above and the deed recording fee is: **\$292.30**
7. The deed recording fee due is based on the amount listed on Line 4(c) above and the deed recording fee due is: \$0.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantee**
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 no more than one thousand dollars or imprisoned not more than one year, or both.

Charles Ray Thomas, II

RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION

Charles Ray Thomas, II
PRINT OR TYPE NAME HERE

SWORN to before me this 29th day of March, 2019.

Notary Public for South Carolina
My Commission Expires: October 25, 2027

