

Instrument 2025-1606 Book Volume Page OR 774 157

(the above space is for recording)

STATE OF SOUTH CAROLINA)

COUNTY OF MARION)

TITLE TO REAL ESTATE

Filed for Record in
MARION COUNTY, SC
CHRISTY M. GRAY, CLERK OF COURT
06/23/2025 11:23:44 AM
DEED \$ 15.00 Exempt-N
State Tax \$ 260.00 County Tax \$ 110.00
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KNOW ALL MEN BY THESE PRESENTS THAT, Johnnie Brandon Bryant, individually and as Successor Trustee of the Melissa Jaylin Bryant Trust 10162014, dated October 16, 2014, hereinafter referred to as the "Grantors", in the State aforesaid, in consideration of the sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, to Grantor well and truly paid by CHF Holdings LLC, hereinafter referred to as the "Grantee", at and before the sealing and delivery hereof, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns all of our interest in and to the following:

DESCRIPTION: All that certain piece, parcel or tract of land, lying and being on the southern side of Methodist Church Road, in the County of Marion, State of South Carolina, which tract is more particularly shown on a map or plat of property prepared for J. G. Bryant, by Johnson & Roberts, C.E.'s, dated November 28, 1955, and filed in the Office of the Tax Assessor for Marion County. Said tract being triangular in shape consisting of approximately 17 acres and which map is incorporated herein by specific reference thereto.

ASSESSOR'S TAX MAP REFERENCE: a Portion of 004-00-00-021-000

The above-described property is **only a portion of Parcel 3** as shown in the Deed of Distribution recorded in Volume 744 at Page 58 described as follows:

All that piece, parcel or tract of land containing 52.4 acres, more or less, being near Temperance Hill, in the County of man, State of South Carolina, and being known today as TMS No. 004-00-00-021-000, being at the intersection of S34-22 and S34-242.

DERIVATION: This being a portion of the property conveyed to Johnnie Brandon Bryant and Melissa Jaylin Bryant Trust 10162014 by the Estate of Johnnie Gary Bryant, Jr., dated November 26, 2024, recorded December 4, 2024, in the Office of the Clerk of Court for Marion County in Volume Book 744, at page 58.

THIS CONVEYANCE IS MADE SUBJECT TO: All conditions, covenants, easements, restrictions and rights-of-way indicated by instruments, including plats, of record, and to all applicable zoning or other land regulations or restrictions of any political subdivision in which the subject property is situate.

GRANTEE'S MAILING ADDRESS: For the purposes of this instrument, the Grantee's mailing address is: 875 Hucks Road, Aynor, South Carolina 29511.

Transfer No: 250657
June 23 2025
Map 4 Block 21 Lot 25
Marshall Brogdon
Marion County, S.C.