

UNINSURED DEED AFFIDAVIT

Affirm(s) as follows:

1 Dawnwinae Brown-Rice who made, executed and delivered the deed dated 8/8/2023 to Louise B. Bryan grantee which was recorded 8/9/2023 as book 1196 page 528 of Official Records, conveying the following described property:

3624 Marshfield Road, Johns Island, SC 29455 (Charleston)

All that Lot, Piece or Parcel of land situated, lying and being in Charleston County, South Carolina, and known and designated at Lot No. 5 on a map of BEECH GROVE SUBDIVISION made by A. L. Glen, November 15, 1955, a copy of said plat being recorded in the RMC Office for Charleston County in Plat Book K Page 56, to which reference is craved for a full and complete description.

The said lot No. 5 according to the survey by Glen aforesaid Butts and Bounds and Measured and Contains as follow; To the North on Bailey land not subdivided one hundred one and four-tenth (101.4) feet, to the East on Lot No. 4 on said plat two hundred three (203) feet, to the South on a County Road designated as Marshfield Road, on said plat one hundred one and four-tenth (101.4) feet and to the West on Lot 6 on said plat two hundred three (203) feet, be the said dimensions a little more or less. Subject to Covenants, Restrictions, and Easements of Record.

This being the same property conveyed to Louise B. Bryan, a married individual by Deed from Dawnwinae Brown-Rice, a married individual recorded on August 9, 2023 at Book 1196, Page 528 among the Charleston County Real Property Records.

This being the same property conveyed to Louise B. Bryan by Deed from Martha B. Jackson recorded on March 13, 2008 at Book U653, Page 596 among the Charleston County Real Property Records.

2. a. Consideration in the amount of \$10.00 was paid for this conveyance; or b. Other

3. That possession of said premises has been surrendered to the grantee.

4. a. When I/we signed and delivered the deed to grantee, I/We understood the effect of the deed, knew what I/we was/were signing, and signed it freely, voluntarily and without being under any duress; or

b. Other _____

5. This Affidavit is made for the protection and benefit of the grantee, the grantee's successors and assigns and all other parties hereafter dealing with, or who may acquire an interest in, the above-described property, and for the purpose of inducing ClearEdge Title Company to insure title to the above-described property. I/We know that ClearEdge Title Company will rely on this

Affidavit and that but for my/our assurances, ClearEdge Title Company would not insure the property.

6. I/We acknowledge that I/we have read the foregoing and fully indemnify and hold ClearEdge Title Company harmless against liability occasioned by ClearEdge Title Company's reliance on the statements

I/we have made in this Affidavit.

Dawnwinae Brown-Rice - Dawnwinae Brown-Rice
By: Affiant Date: 5/30/25

STATE OF South Carolina
COUNTY OF Berkeley

The foregoing instrument was acknowledged before me this May 30 day of 2025, by (name of person acknowledging.) Michael A. Brooks (Seal) Signature of Notary Public
Print, Type/Stamp Name of Notary Personally known: _____ OR Produced
Identification: ✓ Type of Identification Produced: Driver's License

Michael Aloysius Brooks
Notary Public, State of South Carolina
My Commission Expires 05/09/2029