

GEORGETOWN COUNTY, SC

Marlene McConnell

Register of Deeds

By: JENNIFER RADER Clerk

2022009969

DEED

RECORDING FEES

\$15.00

STATE TAX

\$1547.00

COUNTY TAX

\$654.50

08-09-2022

10:59 AM

BK:RB 4396 PG:328-332

Recorded this date: 08/09/2022



Kenneth C. Baker, Georgetown Co. Auditor

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE

COUNTY OF GEORGETOWN)

)

KNOW ALL MEN BY THESE PRESENTS, THAT I, **Jane Jackson Finch**, for and in consideration of the sum of **Five Hundred Ninety Five Thousand and 00/100 (\$595,000.00) Dollars**, to me in hand paid at and before the sealing of these Presents by **Sandra S. Poirel**, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Sandra S. Poirel**, her heirs and assigns, forever, the following described real property, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Georgetown, State of South Carolina designated as Lot Eight (80), Section R, Litchfield Country Club, as shown on a map entitled "Resubdivision of Lots 80-81-82, Section R, Litchfield Country Club" prepared for Gwyn K. Eller by E.T.S. Engineering and Technical Services, Inc., said map being dated March 11, 2002, and recorded in the Register of Deeds Office for Georgetown County in Slide 419 at Page 5, said map being incorporated herein and made a part and parcel hereof.

ALSO:

All that certain piece, or Part of Lot Eight-One (81), Section R, Litchfield Country Club, containing 7,461 square feet, lying and being in the County of Georgetown, State of South Carolina as shown on a map entitled "Resubdivision of Lots 80-81-82, Section R, Litchfield Country Club" prepared for Gwyn K. Eller by E.T.S. Engineering and Technical Services, Inc., said map being dated March 11, 2002, and recorded in the Register of Deeds Office for Georgetown County in Slide 419 at Page

Georgetown COUNTY ASSESSOR

Tax Map:

04-0184-048-00-00

Date: 08/09/2022

5, said map being incorporated herein and made a part and parcel hereof. Subject to the conditions, covenants and restrictions found in deed from Litchfield Golf Co., Inc., to The Litchfield Company of South Carolina Limited Partnership, a South Carolina limited partnership dated January 2, 1996 and recorded July 30, 1996 in the Office of the Register of Deeds for Georgetown County, South Carolina in deed Book 711 at Page 233.

This conveyance is made subject to any and all applicable covenants, restrictions and easements of record.

This being the same property conveyed to Jane Jackson Finch by Deed of Estate of William Thomas Jackson dated April 20, 2022 and recorded in the Office of the Register of Deeds for Georgetown County on April 22, 2022 in Record Book 4339 at Page 41.

TMS# 04-0184-048-00-00

* * * * *

GRANTEE(S) ADDRESS: Post Office Box 14279 Surfside Beach, SC 29575

* * * * *

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 **Sandra S. Poirel**, her heirs and assigns, forever.

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 **Sandra S. Poirel**, her heirs and assigns, forever, absolutely and in fee simple, against myself and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 29 day of July, 2022.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Randall P. Orr

Witness #1

Sam J. J. J.

Witness #2

Jane Jackson Finch (L.S.)
Jane Jackson Finch

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

I, Rose M. Greer a Notary Public for the State of South Carolina, do hereby certify that Jane Jackson Finch (the Grantor herein), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29 day of July, 2022.

Rose M. Greer
Notary Public for South Carolina
My Commission Expires: 8-27-23
Rose M. Greer (SEAL)



STATE OF SOUTH CAROLINA)
) AFFIDAVIT OF TRUE CONSIDERATION
 COUNTY OF GEORGETOWN)

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 284 Linden Cr., Pawleys Island, SC 29585, TMS# 04-0184-048-00-00, was transferred by Jane Jackson Finch to Sandra S. Poirrel.
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); (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 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 (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 \$595,000.00.
 - (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 ☒ 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: \$595,000.00
 - (b) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here.) _____
 - (c) Subtract line 6(b) from Line 6(a) and place result here: \$595,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,201.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the 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.

Jane Jackson Finch
 Jane Jackson Finch
 Grantor

SWORN to before me this

29 day of July, 2022

Rose M. Green (L.S.)

Notary Public of South Carolina

Name: Rose M. Green

My Commission Expires: 8-27-23

(Seal)

