

Kenneth C. Baker
Kenneth C. Baker, Georgetown Co. Auditor

Marlene McConnell
Register of Deeds
By: JENNIFER RADER Clerk
2022009978 DEED
RECORDING FEES \$15.00
STATE TAX \$546.00
COUNTY TAX \$231.00
08-09-2022 12:41 PM
BK:RB 4396 PG:406-409

Prepared by: Charles E. McGill, II, Esq.
McGill Law Firm, LLC
11000 Ocean Highway
Pawleys Island, SC 29585

Grantee(s) Address: PO Box 248
Pawleys Island, SC 29585

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **JONATHAN HOBBS** (“Grantor”),
for and in consideration of the sum of **TWO HUNDRED TEN THOUSAND AND 00/100**
(\$210,000.00) Dollars, to me in hand paid at and before the sealing of these presents by **JONATHAN**
MANZ (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, has granted,
bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to all
covenants, conditions, restrictions, easements, and other matters of record, unto the said Jonathan
Manz, his 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 Township
Number (7), Tax District Number (4), Georgetown County, South Carolina, being Lot
Two (2), Block E, of Tract Ten (10) as shown on a map prepared by Owen Patton,
RLS, dated June 1866, and recorded in the office of the Clerk of Court for Georgetown
County, South Carolina in Plat Book R at page 94.

This being the identical property conveyed to Jonathan Hobbs by deed of distibution
of Jonathan Hobbs, as Personal Represntative of the Estate of Teresa R. Hobbs dated
November 15, 2016 and recorded November 21, 2016 in Record Book 2922 at Page
334 , in the Office of the Register of Deeds for Georgetown County, South Carolina.

TMS#: 04-0207-164-00-00

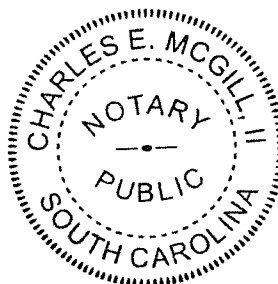
TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances
to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the
said Jonathan Manz, his heirs and assigns, forever.

Georgetown COUNTY ASSESSOR
Tax Map:
04-0207-164-00-00
Date: 08/09/2022

And I, the said Jonathan Hobbs do hereby bind myself, and my heirs and assigns to warrant and forever defend, all and singular, the said premises unto the said Jonathan Manz, his heirs and assigns forever, from and against myself, and my heirs and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

[SIGNATURES TO FOLLOW ON NEXT PAGE]



STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN) **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 known as 455 Bannockburn Drive, Pawleys Island, SC 29585 (Lot 2 Hagley Estates), bearing Georgetown County Tax Map No. 04-0207-164-00-00 to Grantee.
3. Check one of the following:
 - (a) X 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: 12-24-40(1) (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.
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$210,000.00**.
 - (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 on 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 is computed as follows:
 - (a) X Place the amount listed in item 4 above here: **\$ 210,000.00**
 - (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here).
 - (c) X Subtract line 6(b) from 6(a) and place here. **\$ 210,000.00**
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is **\$777.00**.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
9. I further 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.

SWORN TO BEFORE ME THIS

9 day of August, 2022.

[Signature] (L.S.)

Notary Public for South Carolina

My Commission Expires: 2/5/23

Printed Name: Charles E. McGill

(AFFIX NOTARY SEAL)

[Signature] (SEAL)
 Jonathan Hobbs

