STATE OF SOUTH CAROLINA)
COUNTY OF)

MANUFACTURED HOME AFFIDAVIT FOR RETIREMENT OF TITLE CERTIFICATE

Section 56-19-500

(1)Name of Owner: CMA Clearing + Excavating LLC
(2) Description of Manufactured Home:
Date of Manufacture: 1989
Manufacturer: Clayton
Model year 1989
Make: Clay (Embassador)
Width: 24
Length: 56
(VIN) Identification Number): CLH01324ITNAB

2022009972
MISCELLANEO
RECORDING FEES $25.00
PRESENTED & RECORDED:
08-09-2022 11:17 AM
MARLENE MCCONNELL
REGISTER OF DEEDS
GEORGETOWN COUNTY, SC
BY: JENNIFER RADER CLERK
BK: RB 4396
PG: 361 - 370
Tammie Avant

(3) Check whichever is applicable:
✓ The above described manufactured home is not subject to a security lien.
____ The above described manufactured home is subject to a security lien and a separate affidavit, as required by law, will be filed naming the secured parties.

(4) Check whichever is applicable:
✓ The above described manufactured home is located in a jurisdiction with locally enforced building and safety codes adopted pursuant to Title 6, Chapter 9 and attached to this form is written evidence of compliance with the applicable codes as of the date the manufactured home was permanently affixed to the above described real property. Written evidence of compliance includes, but is not limited to, a copy of a certificate of occupancy, a statement from the code enforcement office, an inspection report, or any documentation of similar effect from the local code enforcement office having the appropriate jurisdiction. Only one document should be attached to this form.
____ The above described manufactured home is not located in a jurisdiction with locally enforced building and safety codes adopted pursuant to Title 6, Chapter 9 applicable to manufactured homes.

(5) Full legal description of new property to which manufactured home is to be affixed using metes and bounds or reference to recorded plat by book and page. (A separate sheet identified as 'Exhibit A' may be attached.)

(6) Derivation: This being the identical or a portion of property conveyed or leased to the owner by deed or lease from Sybil D Avant and recorded 8-1-19
in Book 3566 at Page 152
Tax Map Number: 03-1002-009-03-00
Tax billing address: 354 S Georgetown Hwy Johnsonville SC 29555

Georgetown COUNTY ASSESSOR
Tax Map:
03-1002-009-03-00
Date: 08/09/2022

SPE

(7) The above described manufactured home is permanently affixed or is to be permanently affixed to the
above described real property and the title certificate is to be retired in accordance with applicable law.
(8) Check if applicable:
_____The owner of the manufactured home owns or has a leasehold estate of thirty-five or more years in the
real property to which the manufactured home is affixed.
(9) WARNING: The execution and filing of this affidavit transfers ownership of the manufactured home to the lawful owner of the real property to which it is affixed.
The owner certifies that the above information provided by the owner is true and correct to the best information and belief of the owner.

CMA Clearing + Excavating, LLC

Date: Clarence M Avant 8-4-22
Signature of owner

Clarence M Avant
Type or print name of owner

Witness

Becky Owens
Witness

STATE OF SOUTH CAROLINA
COUNTY OF
)

ACKNOWLEDGEMENT
Section: 26-3-70

STATE OF South Carolina
COUNTY OF Georgetown

The foregoing instrument was acknowledged before me this 4th day of August, 2022

by Clarence M. Avant As President
Name of person acknowledged

Erin Martin
Notary Public of SC
My Commission Expires: 11.01.2022
Erin M Martin

ERIN M. MARTIN NOTARY PUBLIC SOUTH CAROLINA

ATTACHMENT A

That certain piece, parcel or tract of land lying, being and situate in the Tax District #3, County of Georgetown, State of South Carolina, containing three (3) acres, and being more particularly shown on a plat prepared by Wendell C. Powers, R.L.S., dated August 22, 1984, recorded in the Office of the Clerk of Court for Georgetown County in Plat Book 4 at page 448, and being more particularly described as follows: Beginning at a new iron pipe on the Northwest corner of said property and running N 54° 50° E 315 feet to anew pipe; thence running S 35° 10' E 449.9 feet to anew pipe; thence running S 74° 35' W 28.6 feet to an old pipe; thence running S 80° 15' W 74.4 feet to an old pipe; thence running S 54° 50° 221.0 feet to an old pipe; thence running N 35° 10' W 408.2 feet to the point of beginning. All of which will more fully appear at large by reference to the aforementioned plat which is made *pro tanto*, a part and parcel hereof. Also, a Fifty (50) foot right of way leading from Highway S-22-127 to the said property as shown on said map.

Georgetown County TMS 03-1002-009-03-00

Also, that certain piece, parcel or lot of land lying, being and situate in Tax District 3, County of Georgetown, State of South Carolina, containing Six Hundredths (0.06) of an acre, as shown on a plat thereof made by Wendell C. Powers, RLS, dated June 22, 1981, recorded in the Office of the Clerk of Court for Georgetown County in Plat Book 1 at page 101, and being further bounded and described as follows, to-wit: On the South by other lands of William G. Avant for a distance of 35.02 feet; on the West by lands of Lena Mae G. West for a distance of 77.7 feet; on the North by lands of Lena Mae G. West for a distance of 35 feet; and East by lands of Lena Mae G West for a distance of 70 feet. Reference to said map is hereby craved as a part and parcel of this description.

Georgetown County TMS # 03-0426-011-03-00

These being the identical properties conveyed to Sybil D. Avant by the Estate of William G. Avant, see Deed of Distribution dated January 30, 2009 and Georgetown County Probate Court Case Number 2008-ES-22-00075, recorded on 2-11-19 in Record Book 1152 at page 142 in the Office of the Register of Deeds, Georgetown County, South Carolina; and Deed of William Rocky Avant, Clarence M. Avant and Deborah Kay Cox dated February 28, 2009 and recorded May 10, 2009 in Record Book 1174 at page 5 in the Office of the Register of Deeds, Georgetown County, South Carolina.

Instrument Book Page
201900007799 3566 152

Prepared by:
Roger P. Giardino, Esq.
The Giardino Law Firm LLC
P.O. Box 4413
Pawleys Island, South Carolina 29585
(843) 237-4533 Fax: (843) 237-3163

201900007799
Filed for Record in
GEORGETOWN SC
MARLENE MCCONNELL, REGISTER OF DEEDS
08-01-2019 At 01:52:32 pm.
DEED 15.00
STATE TAX 104.00
COUNTY TAX 44.00
Book 3566 Page 152 - 157

3ac+ R/W +
0.06ac
TD3

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Sybil D. Avant**, hereafter called the Grantor, for and in consideration of the sum of **Forty Thousand and 00/100 ($40,000.00) Dollars**, to the Grantor in hand paid at and before the sealing of these presents, by **CMA CLEARING AND EXCAVATING, LLC** hereinafter called the Grantee, 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 Grantee its Successors or Assigns forever, the below described real property, to wit:

SEE ATTACHMENT A

GRANTEE'S ADDRESS: PO BOX 847, JOHNSONVILLE, SC 29555

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 premises before mentioned unto the said Grantee, its Successors or Assigns forever.

AND do hereby bind her Heirs, Successors and/or Assigns to warrant and forever defend all and singular the said premises unto the said Grantees as hereinabove provided, against her heirs, successors and/or her assigns and every person whosoever lawfully claiming or to claim the same or any part thereof.

Any reference in this instrument to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

GEORGETOWN COUNTY PARCEL
03-1002-009-03-00 SBE

Instrument 201900007799 Book 3566 Page 153

IN WITNESS WHEREOF, the Grantor has set her hands and seal this 31st day of July, 2019.

Sybil Avant by William Rocky Avant her Agent in Fact (LS)
Sybil Avant, by
William Rocky Avant her Agent in Fact

Signed, sealed and delivered in the presence of:

Witness No. 1 (Notary)

Witness No. 2

STATE OF SOUTH CAROLINA)
) ACKOWLEDGEMENT
COUNTY OF GEORGETOWN)

I, Roger P. Giardino, a Notary Public in the County and State aforesaid, do certify **William Rocky Avant** as Agent in Fact for **Sybil D. Avant** this day appeared before me personally and did acknowledge he did sign, seal and deliver the foregoing document for the purposes therein named and expressed.

SWORN to before me this 31st day of July 2019.

(LS)
Signature of Notary
Roger P. Giardino
Notary Public in and for South Carolina
My commission expires: 3-24-2026

Instrument 201900007799 Book 3566 Page 154

ATTACHMENT A

That certain piece, parcel or tract of land lying, being and situate in the Tax District #3, County of Georgetown, State of South Carolina, containing three (3) acres, and being more particularly shown on a plat prepared by Wendell C. Powers, R.L.S., dated August 22, 1984, recorded in the Office of the Clerk of Court for Georgetown County in Plat Book 4 at page 448, and being more particularly described as follows: Beginning at a new iron pipe on the Northwest corner of said property and running N 54° 50° E 315 feet to anew pipe; thence running S 35° 10' E 449.9 feet to anew pipe; thence running S 74° 35' W 28.6 feet to an old pipe; thence running S 80° 15' W 74.4 feet to an old pipe; thence running S 54° 50° 221.0 feet to an old pipe; thence running N 35° 10' W 408.2 feet to the point of beginning. All of which will more fully appear at large by reference to the aforementioned plat which is made *pro tanto*, a part and parcel hereof. Also, a Fifty (50) foot right of way leading from Highway S-22-127 to the said property as shown on said map.

Georgetown County TMS 03-1002-009-03-00

Also, that certain piece, parcel or lot of land lying, being and situate in Tax District 3, County of Georgetown, State of South Carolina, containing Six Hundredths (0.06) of an acre, as shown on a plat thereof made by Wendell C. Powers, RLS, dated June 22, 1981, recorded in the Office of the Clerk of Court for Georgetown County in Plat Book 1 at page 101, and being further bounded and described as follows, to-wit: On the South by other lands of William G. Avant for a distance of 35.02 feet; on the West by lands of Lena Mae G. West for a distance of 77.7 feet; on the North by lands of Lena Mae G. West for a distance of 35 feet; and East by lands of Lena Mae G West for a distance of 70 feet. Reference to said map is hereby craved as a part and parcel of this description.

Georgetown County TMS # 03-0426-011-03-00

These being the identical properties conveyed to Sybil D. Avant by the Estate of William G. Avant, see Deed of Distribution dated January 30, 2009 and Georgetown County Probate Court Case Number 2008-ES-22-00075, recorded on 2-11-19 in Record Book 1152 at page 142 in the Office of the Register of Deeds, Georgetown County, South Carolina; and Deed of William Rocky Avant, Clarence M. Avant and Deborah Kay Cox dated February 28, 2009 and recorded May 10, 2009 in Record Book 1174 at page 5 in the Office of the Register of Deeds, Georgetown County, South Carolina.

Instrument 201900007799 Book 3566 Page 155

STATE OF SOUTH CAROLINA)

COUNTY OF GEORGETOWN) AFFIDAVIT OF CONSIDERATION

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. We read the information on this affidavit and we understand such information.

2. The property being transferred is **commonly known as 7434 Carvers Bay Road, Hemingway, SC 29554** in the Georgetown County, South Carolina, bearing Georgetown County Tax Map Numbers 03-1002-009-03-00 and 03-0426-011-03-00, was transferred by **Sybil D. Avant** on July 31, 2019.

3. Check one of the following: The deed is

(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 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) above has been checked (See Information section of this affidavit.):

(a) __X__ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **$40,000.00.**

(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. If "Yes", the amount of the outstanding balance of this lien or encumbrance is:_____

III

Instrument 201900007799 Book 3566 Page 156

(a) Place the amount listed in item 4 above here: **$40,000.00**
(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: **$40,000.00**

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: **$148.00**

8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: **GRANTORS**

9. I understand that a person required to furnish the affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more that on thousand dollars or imprisoned not more than one year, or both.

Sybil Avant by Wm Rocky Avant
her Agent in Fact (LS)
Sybil Avant, by
William Rocky Avant her Agent in Fact

Responsible Person Connected with the Transaction—GRANTORS

SWORN to before me this 31st day of July, 2019.

(LS)
Signature of Notary
Logan P. Graziano
Notary Public in and for South Carolina
My commission expires: 3-24-2026

RECORDED THIS DATE

RB BK 4396 PG 369

Rec# 193842
Giardino

201900007799
Filed for Record in
GEORGETOWN SC
MARLENE MCCONNELL, REGISTER OF DEEDS
08-01-2019 At 01:52:32 pm.

DEED	15.00
STATE TAX	104.00
COUNTY TAX	44.00

Book 3566 Page 152 - 157

Marlene McConnell

RECORDED THIS DATE: _____

Brian D. Shult, Georgetown Co. Auditor

Certificate of Occupancy

Georgetown County

Permit No.: MH-51261-2022

Property Address: 7434 CARVERS BAY RD
HEMINGWAY, SC 29554

Owner: CMA CLEARING AND EXCAVATING LL

Owner Address: 3545 GEORGETOWN HWY
JOHNSONVILLE, SC 29556

Issued Date: August 08, 2022

Building Occupancy:

Fire Zone:

Proposed Use: MOBILE HOME RETIREMENT OF TITLE

THIS CERTIFICATE IS NOT A REPRESENTATION THAT THE BUILDING REFERRED TO IS IN COMPLIANCE WITH ANY ORDINANCE, CODE, REGULATION, LAW, OR STANDARD. GEORGETOWN COUNTY RESERVES THE RIGHT TO ENFORCE ANY VIOLATION OF ANY CODE, REGULATION, OR LAW EXISTING AS OF THE DATE OF THESE PRESENTS OR CREATED SUBSEQUENTLY THAT APPLIES TO THE BUILDING WHETHER KNOWN OR UNKNOWN TO THE GEORGETOWN COUNTY BUILDING AND ZONING DEPARTMENT.

Kristal Infinger — Zoning Administrator — 08/08/2022 Date

Steven Elliott — Building Official — 08/08/2022 Date

VOID UNLESS SIGNED BY THE BUILDING OFFICIAL