

2022009985

DEED
 RECORDING FEES \$15.00
 STATE TAX \$1235.00
 COUNTY TAX \$522.50
 PRESENTED & RECORDED:

08-09-2022 02:35 PM

MARLENE MCCONNELL
 REGISTER OF DEEDS
 GEORGETOWN COUNTY, SC
 BY: THERESA FREEMAN CLERK

BK: RB 4396

PG: 436 - 440

**Prepared by McGill Law Firm without the benefit of a title

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

Grantee(s) Address: 29 Boo Lane
 Pawleys Island, SC 29585

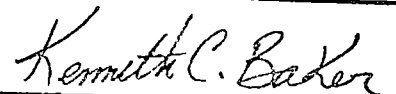
STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN) LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, LISA A. ROBERTS-MAMONE AND JOSEPH V. DEGRANDIS, JR., AS CO-TRUSTEES OF THE JULIEN L. MCCALL TRUST U/A DATED MAY 5, 1982 ("Grantor"), for and in consideration of the sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 (\$475,000.00) Dollars, to me in hand paid at and before the sealing of these presents JULIEN L. MCCALL, JR. ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, have 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 Julien L. McCall, Jr., 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 Tax District No. 4, County of Georgetown, State of South Carolina, known and designated as LOT NUMBER EIGHT (8) on a plat of a subdivision of the highland part of CEDAR GROVE PLANTATION prepared by Legare Hamilton, C.E.L.S., dated October 26, 1959, recorded in the Office of the Register of Deeds for Georgetown County in Plat Book O at Page 38. Said lot, according to said plat, measures and contains in front on a 40-foot road 94 feet and 97.1 feet on its rear or opposite line, and extends back in depth a distance of 238 feet on its Northeastern side line and 264.4 feet on its Southwestern side line and butts and bounds as follows: On the Northwest by a aforementioned 40-foot road; on the Northeast by Lot Number 7; on the South by the salt marsh; and on the Southwest by Lot Number 9. All of which will more fully appear by reference to the said plat which is hereby made, pro tanto, a part and parcel hereof.

Georgetown COUNTY ASSESSOR
 Tax Map:
 04-0158-054-00-00
 Date: 08/10/2022

RECORDED THIS DATE: _____



Kenneth C. Baker, Georgetown Co. Auditor

SPE

This being the identical property conveyed to Julien L. McCall, Trustee of the Julien L. McCall Trust U/A dated May 5, 1982 by deed of Anne Marie Johnson, Personal Representative of the Estate of Mary Deane Johnson dated February 1, 2017 and recorded February 2, 2017 in Record Book 2967 at Page 45, in the Office of the Register of Deeds for Georgetown County, South Carolina.

TMS#: 04-0158-054-00-00

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 Grantee, his heirs and assigns, forever.

AND Grantor does hereby bind themselves and their successors in a fiduciary capacity, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, his heirs and assigns.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF the Grantor has hereunto set her hand and seal on this 31st day of July, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Katherine R. [Signature]

Witness #1

Edward Mamone

Witness #2

Lisa A. Roberts-Mamone (SEAL)

Lisa A. Roberts-Mamone, as Co-Trustee of
the Julien L. McCall Trust U/A dated May 5,
1982

STATE OF OHIO)

COUNTY OF CUYAHOGA)

ACKNOWLEDGEMENT

The foregoing document was acknowledged before me this 31st day of July, 2022 by Lisa A. Roberts-Mamone, as Co-Trustee of the Julien L. McCall Trust U/A dated May 5, 1982.

Nancy A. Zoller (SEAL)

Notary Public for Ohio

Printed Name: Nancy A. Zoller

My Commission Expires: no exp.

NANCY A. ZOLLER, ATTORNEY
MY COMMISSION HAS NO EXPIRATION
SECTION 147.03 R.C.



~~AUGUST~~ IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal on this 1 day of ~~July~~, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Maurice Ivory
Witness #1

James Reynolds
Witness #2

Joseph V. DeGrandis, Jr. (SEAL)
Joseph V. DeGrandis, Jr., as Co-Trustee of
the Julien L. McCall Trust U/A dated May 5,
1982

STATE OF OHIO)

COUNTY OF CUYAHOGA)

ACKNOWLEDGEMENT

AUGUST

The foregoing document was acknowledged before me this 1 day of ~~July~~, 2022 by Joseph V. DeGrandis, Jr., as Co-Trustee of the Julien L. McCall Trust U/A dated May 5, 1982.

Freddie Ford (SEAL)
Notary Public for Ohio

Printed Name: Freddie Ford
My Commission Expires: 6-21-2025



FREDDIE FORD
Notary Public, State of Ohio
My Comm. Expires June 21, 2025

STATE OF SOUTH CAROLINA)
)
) **AFFIDAVIT**
 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 known as 29 Boo Lane, Pawleys Island, SC 29585 (Lot No. 8, Cedar Grove Plantation), bearing Georgetown County Tax Map No. 04-0158-054-00-00 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(9) (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 **\$475,000.00**.
 - (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) Place the amount listed in item 4 above here: **\$475,000.00**
 - (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here).
 - (c) Subtract line 6(b) from 6(a) and place here. **\$475,000.00**
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is **\$1,757.50**.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: A 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

31st day of July, 2022.

Notary Public for Ohio

My Commission Expires: 10 EXP.

Printed Name: Nancy A. Zoller

(AFFIX NOTARY SEAL)

(L.S.)

NANCY A. ZOLLER, ATTORNEY
 MY COMMISSION HAS NO EXPIRATION
 SECTION 147.03 R.C.

Lisa A. Roberts-Mamone (SEAL)

Lisa A. Roberts-Mamone as Co-Trustee of the Julien L. McCall Trust U/A dated May 5, 1982