Prepared by McGill Law Firm without the benefit of a title examination.

	GEORGETOWN COUNTY, SC
Prepared by: Charles E. McGill, II, Esq.	Marlene McConnell
McGill Law Firm, LLC 11000 Ocean Highway	Register of Deeds By: THERESA FREEMAN Clerk 2022009989 DEED
Pawleys Island, SC 29585	RECORDING FEES \$15.00 STATE TAX \$1508.00
Grantee(s) Address: 34 Lazy Hammock Trail Pawleys Island, SC 29585	COUNTY TAX \$638.00 08-09-2022 03:00 PM BK:RB 4396 PG:448-451
STATE OF SOUTH CAROLINA)	TITLE TO REAL ESTATE
COUNTY OF GEORGETOWN)	TILE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That, KARL J. BERGER ("Grantors"), for and in consideration of the sum of FIVE HUNDRED EIGHTY THOUSAND AND 00/100 (\$580,000.00) Dollars, to me in hand paid at and before the sealing of these presents by JOHN D. BURNSED AND SHELLEY M. BURNSED ("Grantees"), 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 John D. Burnsed and Shelley M. Burnsed, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns forever, the following described real property, to-wit:

All that certain piece, parcel or lot of land, with improvements located thereon, situate, lying and being in the County of Georgetown, State of South Carolina in Tax District #4 identified as Lot Twenty-Five (25) on that certain "Recordable Survey of Marshland Park (Formerly Known as Burno Tract) Located in Pawleys Island, Georgetown County, S. C. for/Owned by Will Whit, LLC", dated June 5, 2015, revised October 20, 2015, prepared by ETS-Engineering and Technical Services, Inc. and recorded on November 5, 2015 in Plat Slide 767 at pages 5 and 6 in the Office of the Register of Deeds for Georgetown County, said survey being incorporated herein and made a part and parcel hereof by reference thereto.

This being the identical property conveyed to Karl J. Berger by deed of Original Tindall Designs, Inc., dated October 14th, 2021 and recorded October 14th, 2021 in Record Book 4227 at Page 118, in the Office of the Register of Deeds for Georgetown County, South Carolina.

Georgetown COUNTY ASSESSOR

Tax Map:

04-0145-008-26-00 Date: 08/10/2022 Recorded this date: 08/09/2022

K*enneth C. Baker* Kenneth C. Baker, Georgetown Co. Audito Book 4396 Page 449

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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 John D. Burnsed and Shelley M. Burnsed, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns, forever.

And the said Karl J. Berger does hereby bind himself and his heirs and assigns to warrant and forever defend, all and singular, the said premises unto the said John D. Burnsed and Shelley M. Burnsed, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns forever, from and against himself, and his heirs and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF the Grantor of August, 2022.	has hereunto set his hand and seal on this <u>5</u> day
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Witness #1 Witness #2/Notary	Karl J. Berger (SEAL)
STATE OF SOUTH CAROLINA) COUNTY OF GEORGETOWN)	ACKNOWLEDGEMENT
,	ged before me this day of August, 2022 by OTAP OUBLIC OUBLIC

	E OF SOUTH CAR(NTY OF GEORGET()	AFFIDAVIT
			,	
			_	who being duly swom, deposes and says:
1.	I have read the in	formation on this at	ffidavit	and I understand such information
2.	The property being transferred is known as 34 Lazy Hammock Trail, Pawleys Island, SC 29585 (Lot 25, Marshland Park), bearing Georgetown County Tax Map No. 04-0145-008-26-00 to Grantees.			
3.	Check one of the	following:		
	(a) <u>X</u>	-	ed reco	rding fee as a transfer for consideration paid or to be paid in money or
	(p)	subject to the dec	r, partn	rding fee as a transfer between a corporation, a partnership, or other entity ter, or owner of the entity, or is a transfer to a trust or as a distribution to a
	(c)		deed re	ecording fee because: 12-24-40(1) (If exempt, please skip items 4-7, and go it).
4.	Check one of the	following if either i	item 3(a	a) or item 3(b) above has been checked.
	(a) <u>X</u>	The fee is compute amount of \$580,0	ed on th	he consideration paid or to be paid in money or money's worth in the
	(b)	The fee is compu	ited on	the fair market value of the realty which is
	(c)	The fee is compu which is		the fair market value of the realty as established for property tax purposes
5.	transfer and rema 140(E)(6), any lie waived or reduced	ined on the land, ter in or encumbrance of d after the transfer o	nement on realt under a	A lien or encumbrance existed on the land, tenement, or realty before the c, or realty after the transfer. (This includes, pursuant to Code Section 12-59-cy in possession of a forfeited land commission which may subsequently be signed contract or agreement between the lien holder and the buyer amount of the outstanding balance of this lien or encumbrance is
6.	The deed recording	ng fee is computed a	as follo	we-
0.	(a) _X_			n item 4 above here: \$ 580,000.00
	(b)		t listed	in item 5 above here:
	(c) <u>X</u>			6(a) and place here. \$ 580,000.00
7.	The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \$2,146.00.			
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 understa is guilty of a mis- more than one yes	demeanor and, upor	quired to n convi	o furnish this affidavit who willfully furnishes a false or fraudulent affidavit iction, must be fined not more than one thousand dollars or imprisoned not
SWO	RN TO BEFORE M	E TUIC		(SEAL)
	day of August, 2022			Karl J. Berger
		for	_ (L.S.)	
	y Public for South Ca			
	Commission Expires: ed Name: Work		7	Maria C. E. A. A.
	IX NOTARY SEAI		-	F. W. C.
				Z ZOTAR L