

(Reserved for Recorder)

This Document Prepared By:  
 Grimes Law Firm, P.A.  
 1112 Highmarket Street  
 Georgetown, SC 29440

2022009980



DEED  
 RECORDING FEES \$15.00  
 STATE TAX \$910.00  
 COUNTY TAX \$385.00  
 PRESENTED & RECORDED:  
 08-09-2022 12:45 PM  
 MARLENE MCCONNELL  
 REGISTER OF DEEDS  
 GEORGETOWN COUNTY, SC  
 BY: THERESA FREEMAN CLERK  
**BK: RB 4396**  
**PG: 411 - 414**

*Grimes Law*

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

KNOW ALL MEN BY THESE PRESENTS, THAT we, MICHAEL ANTHONY WALSH, CAROL ANNE ASAY a/k/a CAROL ANNE ASSAY, TRUDY ELIZABETH WALSH, and JOHN FRANCIS WALSH, JR., (hereinafter called Grantors) in the State aforesaid, for and in consideration of **Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars** to us in hand paid at and before the sealing of these presents by **ELEANOR BROOKE PRAUSE** (hereinafter called Grantee) in the State aforesaid, the receipt and legal sufficiency of which is hereby acknowledged, have granted, bargained, sold, and released and by these Presents do grant, bargain, sell, and release the following-described property unto the said **GRANTEE**, her Heirs and Assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the City of Georgetown, County of Georgetown, and State of South Carolina, designated as **LOT NUMBER 3, BLOCK 8**, as shown on map prepared by J.L. Bull, Jr., C.E., April 1946 and recorded in the Office of the Clerk of Court for Georgetown County in **Plat Book F, Page 69**, said Lot Butting and Bounding as follows: to the Northeast on a walk as shown on said plat; to the Southeast on Lot Number 1 of Block 7 as shown on said plat; to the Southwest on Palmetto Street; and to the Northwest on Lot Number 2 of Block 8 as shown on said plat. All of which will more fully and at large appear by reference to the aforementioned plat which is hereby made a part and parcel of these presents.

The above-described property is also more recently shown and delineated on that certain "**Plat of a Resurvey of Lot No. 3, Block No. 8, of Willowbank Subdivision Located in the City of Georgetown, Georgetown, South Carolina, Surveyed for John F. Walsh**" prepared by Samuel M. Harper, R.L.S., dated April 19, 1990, and recorded April 27, 1990, in the Office of the Register of Deeds for Georgetown County in **Plat Slide 53 at Page 1A**.

This being the identical property inherited by Carol Anne Asay (a/k/a Carol Anne Assay), John Francis Walsh, Jr., Michael Anthony Walsh, and Trudy Elizabeth Walsh pursuant to *Item V* of the Last Will and Testament of Helen J. Walsh filed in Georgetown County Probate File No. 2021ES2200263 and as further evidenced by that certain Deed of

Georgetown COUNTY ASSESSOR  
 Tax Map:  
 05-0019-195-00-00  
 Date: 08/09/2022

RECORDED THIS DATE: \_\_\_\_\_

Kenneth C. Baker, Georgetown Co. Auditor

Distribution recorded May 25, 2022, in the Office of the Register of Deeds for Georgetown County in Record Book 4359 at Page 143.

TMS # 05-0019-195-00-00

Grantee's Address: 1160 Palmetto Street  
Georgetown, SC 29440

This conveyance is made subject to all visible and recorded right-of-ways, easements, conditions, covenants, restrictions, limitations and reservations affecting said property.

**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**, her Heirs and Assigns, forever.

**AND** we, the said **GRANTORS**, do hereby bind ourselves and our Heirs, Executors, and Administrators to warrant and forever defend, all and singular, the said Premises unto the said **GRANTEE**, her Heirs and Assigns, against us and our Heirs and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]***

WITNESS our Hands and Seals this 8<sup>th</sup> day of August 2022.

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

Mallory L. Shelton  
Witness # 1  
Print Name: Mallory L. Shelton

Mary Aniston Ginnier  
Notary as Witness # 2  
Print Name: Mary Aniston Ginnier

Michael Anthony Walsh (L.S.)  
MICHAEL ANTHONY WALSH

Carol Anne Assay (L.S.)  
CAROL ANNE ASAY a/k/a CAROL ANNE  
ASSAY by MICHAEL ANTHONY WALSH,  
her Attorney-in-Fact

Trudy Elizabeth Walsh (L.S.)  
TRUDY ELIZABETH WALSH by MICHAEL  
ANTHONY WALSH, her Attorney-in-Fact

John Francis Walsh, Jr. (L.S.)  
JOHN FRANCIS WALSH, JR. by MICHAEL  
ANTHONY WALSH, his Attorney-in-Fact

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STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF GEORGETOWN )

THE DUE execution of the foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August 2022, by MICHAEL ANTHONY WALSH, individually, and by CAROL ANNE ASAY a/k/a CAROL ANNE ASSAY, TRUDY ELIZABETH WALSH, and JOHN FRANCIS WALSH, JR., by MICHAEL ANTHONY WALSH, their Attorney-in-Fact.

SWORN to before me this 8<sup>th</sup> day of August, 2022

Mary Aniston Ginnier  
Notary Public of South Carolina  
Print Name: Mary Aniston Ginnier  
My Commission expires: 06/11/2025

(Seal)

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) Property described in the attached deed, was transferred by Grantor(s) to Grantee(s) on 8/8/2022.
- 3) Check one of the following. The Deed is:
  - ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - ☐ 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.
  - ☐ exempt from the deed recording fee because: \_\_\_\_\_ (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 same 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.
  - ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$350,000.00.
  - ☐ The fee is computed on the fair market value of the realty which is \$ \_\_\_\_\_.
  - ☐ 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: \$350,000.00.
  - 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 6(a) and place result here: \$350,000.00.
- 7) The deed documentary stamp fee due is based on the amount listed on Line 6(c) above and the deed documentary stamp fee due is: \$1,295.00.
- 8) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: One of the Grantors.
- 9) I understand that a person required to furnish this affidavit who wilfully 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

8 day of August, 2022

Notary Public of South Carolina

Print Name: Maisha Ann GrierMy Commission expires: 06/11/2025

(Seal)

  
 Michael Anthony Walsh