Recorded this date: 08/09/2022

Book 4396 Page 484

GEORGETOWN COUNTY, SC

Marlene McConnell

Register of Deeds

neth C. Baker, Georgetown Co. Auditor

By: JENNIFER RADER Clerk

Prepared by Gregory R. Weathers, Esq. STATE TAX \$585.00
Weathers Law Firm, LLC COUNTY TAX \$247.50
44 Business Center Drive Pawleys Island, SC 29585

BK: RB 4396 PG: 484-487

\*\*\*\*\*TITLE EXAM NOT PREFORMED BY PREPARING ATTORNEY\*\*\*\*

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

File No. 22R412

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL A. CUMMINGS and KATHRYN M. CUMMINGS (the "Grantors") in consideration of the sum of TWO HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$224,900.00), and other good and valuable consideration to them in hand paid at and before the sealing of these presents by FERNANDO RIVERA NAVARRO, JIMEN ORLANDO DELA RODRIGUEZ AND BIANCA N. FRANCO (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said FERNANDO RIVERA NAVARRO, JIMEN ORLANDO DELA RODRIGUEZ AND BIANCA N. FRANCO, as joint Tenants with Right of Survivorship, and not tenants in common, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' right, title and interest in and to the following described property, to wit:

All that certain piece, parcel or tract of land, situate, lying and being in Tax District No. 4, County of Georgetown, State of South Carolina, designated as Lot Thirty-Five (35), on a Bonded Final Plat of St. Christopher Estates, on a plat prepared by Earthworks Group, Inc., dated April 26, 2000 and recorded May 3, 2000 in Plat Slide 351 at page 08, in the office of the ROD for Georgetown County. Reference to said plat hereby made, pro tanto, a part and parcel of this description.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Together with a 2003 Redman Model #11439, VIN #11439176A/B, HUD certificate label #GEO1365242 & #GEO1365243 which is permanently affixed to the Real Property so as to constitute a part of the Real Estate, which by intention of the parties shall constitute a part of the real property and shall pass with it.

This being the identical property conveyed to Michael A. Cummings and Kathryn M. Cummings by deed of Susan Lauzon and Leonard C. Lauzon dated April 28, 2016, recorded April 29, 2016 in Deed Book 2788, Page 125 in the Office of the Register of Deeds for Government Court of the Register of Deeds for Court of the Register of Deeds for Court of the Register of the Reg

Register of Deeds for Georgetown County, South Carolina. Georgetown COUNTY ASSESSOR

Georgetown COUNTY ASSESSOF Tax Map:

04-0204-068-00-00 Date: 08/10/2022 Grantees' Address: 108 Saint Christopher Circle, Pawleys Island, SC 29585

The conveyance of the aforesaid real property shall be subject to all easements, reservations, rights-of-way, restrictions, encroachments and covenants of record which may affect the above-described property, and to all governmental statutes, ordinances, rules and regulations.

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 **FERNANDO RIVERA NAVARRO**, **JIMEN ORLANDO DELA RODRIGUEZ AND BIANCA N. FRANCO**, as joint Tenants with Right of Survivorship, and <u>not tenants in common</u>, their heirs and assigns in fee simple forever.

AND the said Grantors do hereby bind the Grantors, the Grantors' heirs and assigns, to warrant and forever defend, all and singular, the said premises unto the said FERNANDO RIVERA NAVARRO, JIMEN ORLANDO DELA RODRIGUEZ AND BIANCA N. FRANCO, as joint Tenants with Right of Survivorship, and not tenants in common, their heirs and assigns in fee simple forever, from and against the Grantors and the Grantors' heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, MICHAEL A. CUMMINGS and KATHRYN M. CUMMINGS have hereunto set their Hands and Seals on this the 4th of August.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Witness	#1	Signature

Witness #1 Signature

Witness #2 / Notary Signature

(LS)

STATE OF SOUTH CAROLINA

COUNTY OF GEORGETOWN

**ACKNOWLEDGMENT** 

The foregoing instrument was acknowledged before me this the 4th of August 2022, by MICHAEL A. CUMMINGS and KATHRYN M. CUMMINGS.

Sheryl B. Crowe

Notary Public for State of South Carolina My Commission Expires: 10/09/2030

## STATE OF SOUTH CAROLINA ) COUNTY OF GEORGETOWN )

**AFFIDAVIT** 

Date of Transfer of Title August 5, 2022

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 known as Lot 35 St. Christopher Estates, bearing Georgetown County Tax Map No.04-0204-068-00-00 is being transferred from Michael A. Cummings and Kathryn M. Cummings to Fernando Rivera Navarro, Jimen Orlando Dela Rodriguez and Bianca N. Franco.
- 3. The DEED is (check one of the following)
  - (A) XX 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 distribution to a trust beneficiary.
  - (C) EXEMPT from the deed recording fee because:
- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
  - (A) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$224,900.00.
  - (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 XX 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: \$N/A.
- 6. The DEED recording fee is computed as follows:
  - (A) X Place the amount listed in item 4 above here: \$224,900.00
  - (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. \$224,900.00
- 7. The Deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee is \$832.50
- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **ATTORNEY**
- 9. I 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.

Gregory R. Weathers, Atorney

Sworn this 4th day of August 2022

Sheryl B. Crowe

Notary Public for State of South Carolina

My Commission Expires: 10/09/2030

OCT 09 200 VI