

GEORGETOWN COUNTY, SC

Marlene McConnell

Register of Deeds

By: CHERYL STONE Clerk

2022009998

DEED

RECORDING FEES

\$15.00

STATE TAX

\$845.00

COUNTY TAX

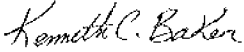
\$357.50

08-09-2022

03:47 PM

BK:RB 4397 PG:29-35

Recorded this date: 08/09/2022



Kenneth C. Baker, Georgetown Co. Auditor

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

**KNOW ALL MEN BY THESE PRESENTS, THAT We, Kristina F. Chilton and Spencer M. Chilton, for and in consideration of the sum of Three Hundred Twenty Five Thousand and 00/100 (\$325,000.00) Dollars, to us in hand paid at and before the sealing of these Presents by Neal C. Lynch and Melissa H. Lynch, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Neal C. Lynch and Melissa H. Lynch, as Joint Tenants with the Right-of-Survivorship, and not as Tenants-in-Common, their heirs and assigns, forever, the following described real property, to wit:**

All and singular that certain piece, parcel or tract of land situate, lying and being in the Pawleys Island mainland area of the County of Georgetown, State of South Carolina, designated as Lot 3402 on a plat entitled "As-Built Survey of Building No. 34, Lots 3401, 3402, 3403, 3404 and 3405, at Phase 2, Pawleys Place for Portrait Homes - Myrtle Beach, L.L.C. located in Pawleys Island, Georgetown County, SC" prepared by ETS-Engineering and Technical Services, Inc., dated April 24, 2003, and recorded in the Office of the Register of Deeds for Georgetown County, South Carolina, in Plat Slide 459 at Page 4. Said plat, which is specifically incorporated herein by reference, contains a more complete description as to the metes and bounds of the property.

**Georgetown COUNTY ASSESSOR****Tax Map:****04-0153-002-34-02****Date: 08/10/2022**

TOGETHER with a perpetual non-exclusive easement appurtenant to the above-described Lot for purposes of vehicular and pedestrian ingress and egress and over and across that certain roadway marked "Proposed 50' Street Easement" on that certain plat prepared by ETS-Engineering and Technical Services, Inc., dated April 1, 1998, and recorded in the Office of the Register of Deeds for Georgetown County, South Carolina, in Plat Book S269 at Page 2.

TOGETHER with a perpetual non-exclusive easement appurtenant to the above-described Lot for purposes of vehicular and pedestrian ingress and egress over and across those certain private drives as shown and depicted on a plat entitled "Site Plan of Pawleys Place at Village Green for Portrait Homes - Myrtle Beach, L.L.C., located in Pawleys Island, Georgetown County, prepared by ETS-Engineering and Technical Services, Inc., dated March 5, 1999 and recorded in the Office of the Register of Deeds for Georgetown County, South Carolina, in Plat Book S303 at Page 4.

TOGETHER with a perpetual non-exclusive easement appurtenant to the above described Lot for purposes of vehicular and pedestrian ingress and egress over and across those certain private drives as shown and depicted on a plat entitled "Site Plan of Tract B, Pawleys Place at Village Green for Portrait Homes - Myrtle Beach, L.L.C., located in Pawleys Island, Georgetown County, prepared by ETS-Engineering and Technical Services, Inc., dated September 15, 2000, and recorded in the Office of the Register of Deeds for Georgetown County, South Carolina, in Plat Book S 368 at Page 1. The aforesaid plats, which are specifically incorporated by reference, contain a more complete description as to the metes and bounds of the easement parcels.

This conveyance shall be subject to all easements and encumbrances of record, specifically including, but not limited to, the Declaration of Covenants, Conditions and Restrictions for Pawleys Place, dated March 19, 1999 and recorded in the Office of the Register of Deeds for Georgetown County, South Carolina, in Deed Book 960 at Page 1. Said Declaration being thereafter amended by that First Amendment to Declaration of Covenants, Conditions and Restrictions for Pawleys Place, dated September 14, 2000 and recorded in the Office of the Register of Deeds for Georgetown County, South Carolina, in Deed Book 1122 at Page 294, and by Corrective Amendment dated October 24, 2000, and recorded in the Office of the Register of Deeds for Georgetown County, South Carolina, in Deed Book 1128 at Page 31.

This conveyance is made subject to any and all applicable covenants, restrictions and easements of record.

This being the same property conveyed to Kristina F. Chilton and Spencer M. Chilton by Deed of David C. Damm dated August 22, 2019 and recorded in the Office of the

Register of Deeds for Georgetown County on August 23, 2019 in Record Book 3581  
at Page 151.

TMS# 04-0153-002-034-02

\* \* \* \* \*

GRANTEE(S) ADDRESS:

3865 Bart Davis Road

Alcola, SC 29001

\* \* \* \* \*

**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 **Neal C. Lynch and Melissa H. Lynch, as Joint Tenants with the Right-of-Survivorship,**  
**and not as Tenants-in-Common**, their heirs and assigns, forever.

**AND** We do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant  
and forever defend, all and singular, the said Premises unto the said **Neal C. Lynch and Melissa  
H. Lynch, as Joint Tenants with the Right-of-Survivorship, and not as Tenants-in-Common**,  
their heirs and assigns, forever, absolutely and in fee simple, against ourselves and our Heirs, and  
all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hands and Seals this 8th day of August, 2022.

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

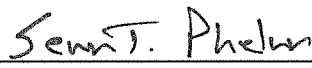
  
Witness #1

 (L.S.)  
Kristina F. Chilton

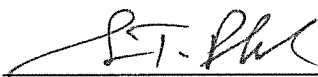
  
Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF GEORGETOWN )

**ACKNOWLEDGMENT**

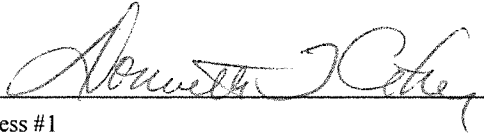
I,  a Notary Public for the State of South Carolina, do hereby certify that Kristina F. Chilton (one of the Grantors herein), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.


Witness my hand and official seal this the 8th day of August, 2022.

  
Notary Public for South Carolina  
My Commission Expires: 2/10/25  
(SEAL)

WITNESS our Hands and Seals this 8th day of August, 2022.

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

  
Witness #1

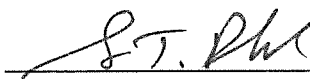
 (L.S.)  
Spencer M. Chilton

  
Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF GEORGETOWN ) **ACKNOWLEDGMENT**

I, Sen T. Phelan a Notary Public for the State of South Carolina, do hereby certify that Spencer M. Chilton (one of the Grantors herein), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 8th day of August, 2022.

  
Notary Public for South Carolina  
My Commission Expires: 2/10/25  
(SEAL)

STATE OF SOUTH CAROLINA )  
 ) AFFIDAVIT OF TRUE CONSIDERATION  
 COUNTY OF GEORGETOWN )

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

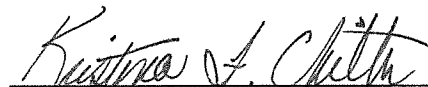
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 194 Palisade Loop, Pawleys Island, SC 29585, TMS# 04-0153-002-034-02, was transferred by Kristina F. Chilton and Spencer M. Chilton to Neal C. Lynch and Melissa H. Lynch.
3. Check one of the following: The deed is:
  - (a) ☒ 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 (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) or item 3(b) above has been checked (See Information section of this affidavit):
  - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$325,000.00.
  - (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 ☒ 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: \$325,000.00
  - (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: \$325,000.00
7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is: \$1,202.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as one the grantor.
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.

  
 Kristina F. Chilton  
 Grantor

SWORN to before me this  
8 day of August, 2022

 (L.S.)

Notary Public of South Carolina

Name: S.T. Phelan

My Commission Expires: 2/10/24

(Seal)