

GEORGETOWN COUNTY, SC

Marlene McConnell

Register of Deeds

By: THERESA FREEMAN Clerk

2023002659 DEED

RECORDING FEES \$15.00

STATE TAX \$65.00

COUNTY TAX \$27.50

03-21-2023 09:30 AM

BK:RB 4490 PG:463-466

Prepared By:

Corbett Law, P.A.

405 79th Avenue North, Myrtle Beach, SC 29572

File No. 23-CLP-597

(Please do not write above this line - Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA)

)

DEED TO REAL ESTATE

COUNTY OF GEORGETOWN)

)

KNOW ALL MEN BY THESE PRESENTS, that **Christopher Brian Kalacanic and Cheryl Renee Kalacanic** (Grantors), in the State aforesaid, for and in consideration of the sum of **TWENTY FIVE THOUSAND AND 00/100 (\$25,000.00)**, unto Grantors paid by **Zachary D. Tallo** (Grantee), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell, and release unto the said **Zachary D. Tallo**, his heirs, successors and assigns, forever, in fee simple, the following described property, to wit:

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION,
WHICH IS MADE A PART AND PARCEL HEREOF**

Grantee(s) Address: 302 Mohican Drive, Georgetown, SC 29440

Property Address: Lot 3 Mohican Drive, Georgetown, SC 29440

TMS / PIN #: 02-0133A-02-03-00

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the 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 premises before mentioned unto the said **Zachary D. Tallo**, his heirs, successors and assigns, forever, in fee simple.

AND Grantors do hereby bind themselves, their heirs, successors and assigns to warrant and forever defend all and singular the said premises unto the said **Zachary D. Tallo**, his heirs, successors and assigns, forever, in fee simple, against the Grantors and the Grantors' heirs, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Georgetown COUNTY ASSESSOR

Tax Map:

02-0133A-021-03-00

Date: 03/21/2023

Recorded this date: 03/21/2023

Kenneth C. Baker
Kenneth C. Baker, Georgetown Co. Auditor

TRH

IN WITNESS WHEREOF, the Grantor(s) have caused these presents to be signed and sealed this March 21st, 2023.

Signed, Sealed and Delivered

In the presence of:

Amy Watts
 Witness #1
 Print Name: Amy Watts
 (Witness is not a party to or a beneficiary of this transaction)

Katherine Gardner
 Notary Sign as Witness #2
 Print Name: Katherine Gardner
 (Witness is not a party to or a beneficiary of this transaction)

Grantors:

Christopher Brian Kalacanic
 Christopher Brian Kalacanic
Cheryl Renee Kalacanic
 Cheryl Renee Kalacanic

STATE OF South Carolina

COUNTY OF Horry

ACKNOWLEDGMENT

I, Katherine Gardner the undersigned notary, do hereby certify that the above subscribed Grantor(s) **Christopher Brian Kalacanic and Cheryl Renee Kalacanic**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 21st day of March, 2023.

Katherine Gardner
 Print Notary Name: Katherine Gardner
 Notary Public for the State of SC
 My Commission Expires: 12/23/210

[STAMP OR SEAL]

EXHIBIT "A"

All that certain piece, parcel or lot of land situate, lying and being in Tax District No. Two (2), County of Georgetown, State of South Carolina, shown and designated as Lot 3 on a " PLAT OF LOT 3, TRACT A-1, BLACK RIVER RETREAT, " surveyed for Shannon D. Rogerson., by Powers and Associates Surveyors , dated April 15, 2002, recorded on April 24, 2002 in the Office of the Register of Deed for Georgetown County in Plat Slide 422 at Page 9A. All of which will more fully appear by reference to the aforementioned plat which is hereby made, pro tanto a part and parcel hereof.

This being the identical property conveyed to Christopher Brian Kalacanic and Cheryl Renee Kalacanic by Deed of Gary A. Calder, dated March 10, 2020 and recorded March 13, 2020 in Deed Book 3723 at Page 69, records of ~~Mar~~ry County.

Georgetown

STATE OF SOUTH CAROLINA)

AFFIDAVIT

COUNTY OF GEORGETOWN)

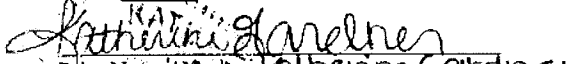
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at **Lot 3 Mohican Drive, Georgetown, SC 29440** bearing Georgetown County Tax Map Number / PIN Number **02-0133A-02-03-00** and was transferred by **Christopher Brian Kalacanic and Cheryl Renee Kalacanic** to **Zachary D. Tallo** on March 21st, 2023.
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 25,000.00
 - (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:	25,000.00
(b) Place the amount listed in item 5 above here (If no amount, place zero here):	\$0.00
(c) Subtract line 6(b) from Line 6(a) and place result here:	25,000.00
6. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$92.50.**
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor(s).
8. 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.

SWORN to before me on
March 21st, 2023


Christopher Brian Kalacanic


Print Notary Name: Katherine Gardner
Notary Public for: SC
My Commission Expires: 02/23/26

