

Georgetown COUNTY ASSESSOR

Tax Map:

STATE TAX

\$832.00

41-0182J-005-16-07

COUNTY TAX

\$352.00

Date: 03/22/2023

03-21-2023

10:12 AM

Marlene McConnell

Register of Deeds

By: JENNIFER RADER Clerk

2023002662

DEED

TLH

BK:RB 4490 PG:469-471

STATE OF SOUTH CAROLINA)

)

COUNTY OF GEORGETOWN)

DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Ronald D. Finley and Linda H. Finley hereinafter called the "*Grantors*," in consideration of THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 Dollars (\$319,900.00), to the Grantors in hand paid at and before the sealing of these presents by the Grantees hereinafter named, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Michael J. Farinaccio, Sr. and Rita J. Farinaccio, hereinafter called the "*Grantees*," as joint tenants with right of survivorship, and not as tenants in common, and the Grantees' heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property:

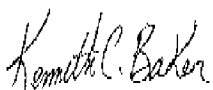
Unit 16-G Winchester Horizontal Property Regime, Phase 14, established pursuant to the South Carolina Horizontal Property Act, Sections 27-13-10 et, seq., South Carolina Code of Laws 1976, as amended, as submitted by Master Deed dated August 21, 2003, and recorded August 25, 2003 in the Office of the Register of Deeds for Georgetown County in Deed Book 1412 at Page 93, as amended, as shown upon plans certified by William E. Oram, and which is more fully described on a survey prepared by ETS-Engineering and Technical Services, Inc., dated April 21, 2005 and recorded in Plat Slide 543 at Page 7, recorded of Georgetown County, said plat being incorporated by reference herein as a part of this description.

Subject to all of the provisions of the Master Deed, dated August 21, 2003 and recorded in the Office of the Register of Deeds for Georgetown County, South Carolina, in Deed Book 1412 at Page 93, and as amended.

SUBJECT to all of the provisions of the Declarations of Covenants, Conditions and Restrictions for Wachesaw Plantation East Community Services Association, Inc. dated June 16, 1995, and recorded June 21, 1995 in Deed Book 636 at Page 10, Georgetown County records, and as amended.

TOGETHER with all of the appurtenances thereto according to said Master Deed, as amended, and Declarations of Covenants, Conditions and Restrictions, as amended, and the Grantee(s) assume and agree to observe and perform their obligations under said Master Deed, as amended, and Declaration of Covenants, Conditions and Restrictions, as amended, including, but not limited to, the payment of assessments for the maintenance and operation of the Common Area, dwelling and condominium.

Recorded this date: 03/21/2023



AND SUBJECT to the provisions of the By-Laws of Winchester at Wachesaw East Homeowner's Association, Inc., Wachesaw Plantation East Community Services Association, Inc., and to all other reservations and restrictions of record, easements, zoning ordinances, rights of way of record, including those as set out on the aforesaid map, and taxes for the current year.

This being the identical property as conveyed to Ronald D. Finley and Linda H. Finley by Deed from Ronald D. Finley, Linda H. Finley and Leah K. Finley, dated February 17, 2023 and recorded February 22, 2023 in Record Book 4479 at Page 18, Georgetown County records.

Kenneth C. Baker, Georgetown Co. Auditor

GRANTEE'S ADDRESS: 54 Balboa Drive, Latham, NY 12110

TMS: 41-0182J-005-16-07

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining to; TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the Grantees, as joint tenants with right of survivorship, and not as tenants in common, and the Grantees' heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND, the Grantors do hereby bind the Grantors, and the Grantors' heirs and assigns, to warrant and forever defend all and singular the said premises unto the Grantees and the Grantees' heirs and assigns, against the Grantor and the Grantor's successors and/or assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the execution hereof this March 16, 2023.

In The Presence Of:

Dickie R. R. R.
Witness signature (not notary)

Ronald D. Finley (L.S.)
Ronald D. Finley

[Signature]
Notary Signature (here and below)

Linda H. Finley (L.S.)
Linda H. Finley

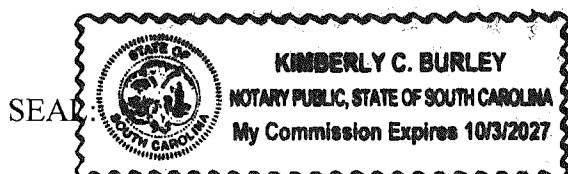
STATE OF SOUTH CAROLINA)

COUNTY OF SC)

ACKNOWLEDGMENT

The foregoing Deed was acknowledged before me this March 16, 2023 by Ronald D. Finley and Linda H. Finley, Grantor.

SWORN to before me this March 16, 2023.



[Signature] (L.S.)
Notary Public for S.C.

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 located at 9-G Pistachio Loop, Murrells Inlet, SC 29576, being in GEORGETOWN COUNTY, Tax Map Number 41-0182J-005-16-07, was transferred by Ronald D. Finley and Linda H. Finley to Michael J. Farinaccio, Sr. and Rita J. Farinaccio on March 21, 2023.
3. Check one of the following: The deed is
 - (a) X 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 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$319,900.00.*
 - (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

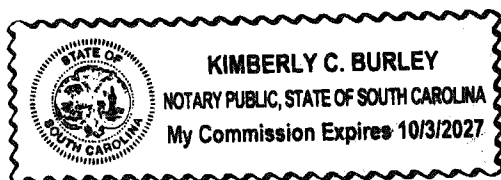
5. Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$319,900.00.*
 - (b) Place the amount listed in item 5 above here: 0
 - (c) Subtract line 6(b) from Line 6(a) and place result here: \$319,900.00.*

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$1,184.00.**

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **SELLER**

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.



Ronald D. Finley (L.S.)
SELLER – Ronald D. Finley

Linda H. Finley (L.S.)
SELLER- Linda H. Finley

SWORN to before me this March 16, 2023.

Kimberly C. Burley (L.S.)
Notary Public for S.C.
My Commission Expires: 10/3/2027