

GEORGETOWN COUNTY, SC

Marlene McConnell

Register of Deeds

By: JENNIFER RADER Clerk

2023002677

DEED

RECORDING FEES

\$15.00

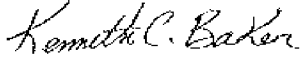
EXEMPT

03-21-2023

12:09 PM

BK:RB 4491 PG:11-13

Recorded this date: 03/21/2023



Kenneth C. Baker, Georgetown Co. Auditor

DEED OF DISTRIBUTION BY
OLIVER BALDWIN
AND
DARGAN BALDWIN,
CO-PERSONAL
REPRESENTATIVES
OF THE ESTATE OF
MAURICE DARGAN BALDWIN, II
GEORGETOWN COUNTY
PROBATE COURT CASE NO.
2023-ES-22-00115

Georgetown COUNTY ASSESSOR

Tax Map:

04-0205-147-00-00

Date: 03/22/2023

TRH

| | | |
|----------------------------|---|-------------------------------|
| STATE OF SOUTH CAROLINA |) | IN THE PROBATE COURT |
| |) | |
| COUNTY OF GEORGETOWN |) | DEED OF DISTRIBUTION |
| |) | (Real Property Only) |
| IN THE MATTER OF: |) | NOT A WARRANTY DEED |
| MAURICE DARGAN BALDWIN, II |) | |
| (Decedent) |) | CASE NUMBER: 2023-ES-22-00115 |

The undersigned states as follows:

Decedent died on 12/23/2022; and probate of the Estate is being administered in the Probate Court for GEORGETOWN County, South Carolina, in File #2023-ES-22-00115.

I/We was/were appointed Personal Representative (s) on FEBRUARY 22, 2023.

Decedent owned real property described as follows:

Tax Map Number: 04-0205-147-00-00

Street/Property Address: 144 Old Serenity Drive, Pawleys Island, SC 29585

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING OR BEING IN GEORGETOWN COUNTY, AS SITUATED AT PAWLEYS ISLAND, SOUTH CAROLINA, IN TOWNSHIP 7, TAX DISTRICT 4, BEING DESIGNATED AS LOT 6, BLOCK F, TRACT 16 OF HAGLEY ESTATES, INC.

DERIVATION: TITLE TO REAL ESTATE BY BESSIE M. BALDWIN TO MAURICE D. BALDWIN AND BESSIE M. BALDWIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ON MAY 1, 2007, AND RECORDED MAY 7, 2007 IN RECORD BOOK 498 AT PAGE 180, GEORGETOWN COUNTY RECORDS. BESSIE M. BALDWIN DIED NOVEMBER 14, 2016.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- ☐ Decedent's Will
☒ Intestacy Statute: SCPC 62-2-103
☐ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: Oliver Baldwin, a one-half undivided interest
 Address: 9484 Ocean Highway
Pawleys Island, SC 29585

Name: Dargan Baldwin, a one-half undivided interest
 Address: 9484 Ocean Highway
Pawleys Island, SC 29585

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, have executed this Deed of Distribution, on this 20th day of March, 2023.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

Witness: R. Gaynor

Print Name: Ronald Gaynor

Witness: Kimberly Moore

Print Name: Kimberly Moore

Witness: R. Gaynor

Print Name: Ronald Gaynor

Witness: Kimberly Moore

Print Name: Kimberly Moore

Estate of: Maurice Dargan Baldwin, II

Signature of Personal Representative: [Signature]

Print Name: Oliver Baldwin

If applicable,
 Signature of Co-Personal Representative: [Signature]

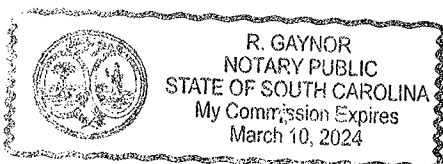
Print Name: Dargan Baldwin

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

I, R. Gaynor, Notary Public, a notary for the State of South Carolina do hereby certify that Oliver Baldwin and Dargan Baldwin, as Co-Personal Representative(s) of the Estate of Maurice Dargan Baldwin, II, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 20th day of March, 2023.



R. Gaynor (SEAL)
 (Signature of Notary Public)

R. Gaynor
 (Print name of Notary Public)

Notary Public for State of South Carolina
 My Commission Expires: 3-10-24

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.