

STATE OF NEW YORK)

COUNTY OF DUTCHESS)

RECORDED THIS DATE: _____

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

TITLE TO REAL ESTATE

*Nancy
Kristoferson*

2023002678

DEED

RECORDING FEES
EXEMPT

\$15.00

PRESENTED & RECORDED:

03-21-2023 12:39 PM

MARLENE MCCONNELL

REGISTER OF DEEDS

GEORGETOWN COUNTY, SC

BY: KALIEGH MORRIS CLERK

BK: RB 4491

PG: 14 - 17

KNOW ALL MEN BY THESE PRESENTS, That we, Nancy Kristoferson and Edward Kristoferson, in the State aforesaid, for and in consideration of the sum of **One and 00/100 (1.00) Dollars** to us in hand received at and before the sealing of these presents by Amy E. DeRonda, as Trustee of The Kristoferson Family Irrevocable Trust, dated 4/1/22 of 204 Hosner Mountain Road, Hopewell Junction, NY 12533, the receipt of which is hereby acknowledged, subject to the matters set forth below, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto the said Amy E. DeRonda, as Trustee of The Kristoferson Family Irrevocable Trust, 4/1/22, their heirs and assigns, forever, the following described real property, to wit:

Unit 2-C, Building B of The Village at Mingo Horizontal Property Regime, a condominium established pursuant to the South Carolina Horizontal Property Act, Title 27, Chapter 31, Code of Laws for South Carolina, (1976), as amended and submitted by Master Deed for The Village at Mingo Horizontal Property Regime recorded on May 10, 2017 in Record Book 3029 at page 48, Georgetown County Register of Deeds, and all other amendments and exhibits thereto and being more particularly described on an As-built Plat, The Village at Mingo, Mingo at Willbrook - Phase 2 (Building 'B') Prepared For: VAM Construction, LP recorded May 5, 2017 in Plat Slide 781 at page 9 and on a Condo Plan for The Village at Mingo HPR Building #B recorded April 25, 2017 in Plat Slide 781 at page 2, in said Register's Office, reference to which As-built Plat and Condo Plan is craved as forming a part of this description.

Together with an undivided interest in the common elements, limited common elements and the appurtenances thereto according to said Master Deed.

TMS#04-0409A-039-00-00 Georgetown COUNTY ASSESSOR
 Tax Map:
 04-0409A-039-00-00
 Date: 03/22/2023

GEORGETOWN COUNTY PARCEL

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This is the identical property conveyed unto Grantors herein by deed of VAM Construction, LP dated May 11, 2017 and recorded on May 12, 2017 in Record Book 3032 at page 19 in the Office of the ROD for Georgetown County.

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, subject to the matters set forth above, unto the said **Amy E. DeRonda, as Trustee of The Kristoferson Family Irrevocable Trust, dated 4/1/22**

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 **Amy E. DeRonda, as Trustee of The Kristoferson Family Irrevocable Trust, dated 4/1/22**, against us and our Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

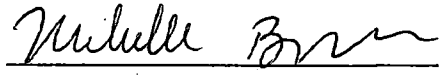
*****SEE SIGNATURES ON NEXT PAGE*****

WITNESS our Hands and Seals, this 1st day of April, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Signature of Witness


Nancy Kristoferson


Signature of Notary


Edward Kristoferson

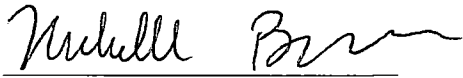
STATE OF NEW YORK)

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ACKNOWLEDGMENT

COUNTY OF DUTCHESS)

The due execution of the foregoing instrument was acknowledged before me this 1st day of April, 2022 by Nancy Kristoferson and Edward Kristoferson.



Notary Public

My Commission Expires: 02-13-2025

(affix seal)

MICHELLE IRIS BERMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 02BE6354489
Qualified in Westchester County
My Commission Expires 02-13-2025

STATE OF NEW YORK

AFFIDAVIT

COUNTY OF DUTCHESS

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

I. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at Unit 2-C The Village at Mingo HPR, Pawleys Island, SC 29585, Georgetown County TMS#04-0409A-039-00-00 was transferred by Nancy Kristoferson and Edward Kristoferson to Amy E. DeRonda as Trustee of The Kristoferson Family Irrevocable Trust, dated 4/1/22 on April 1st, 2022.

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): 8
 (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

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 \$.
 (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:

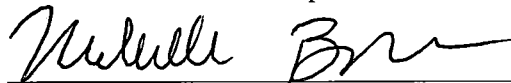
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$-0-
 (b) Place the amount listed in item 5 above here: \$-0-
 (If no amount is listed, place zero here.)
 (c) Subtract Line 6(b) from Line 6(a) and place result here: \$-0-

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$-0-.


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 of Grantors.

9. I understand that a person required to furnish this affidavit who wilfully 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.



Responsible Person Connected with the transaction
 Michelle I. Berman, attorney-in-fact

On the 1st day of April, 2022, before me, the undersigned, personally appeared Michelle I. Berman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


 Notary Public

SABRINA MUREB
 Notary Public, State of New York
 No. 01MU6441619
 Qualified in Rockland County
 Commission Expires September 26, 2026