

STATE OF SOUTH CAROLINA)

)

DEED TO REAL ESTATE

COUNTY OF GEORGETOWN) Deed prepared without benefit of title examination by preparing attorney

KNOW ALL MEN BY THESE PRESENTS, that Harry Shamberger and Donna Shamberger hereinafter called the "*Grantors*," in consideration of THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars (\$355,000.00), to the Grantors in hand paid at and before the sealing of these presents by the Grantee 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 Anthony J. Conti, hereinafter called the "*Grantee*", his heirs and assigns, forever, in fee simple, the following described property:

All that certain piece, parcel lot or tract of land with improvements thereon, if any, and being known as Dwelling No. 59, of A Place at the Beach-Garden City, a Horizontal Property Regime (n/k/a Inlet Point Condominiums), established by the South Carolina Horizontal Property Act, Sections 57-494, et. seq., South Carolina Code of Laws, as amended and submitted by Master Deed dated June 8, 1976, and recorded June 9, 1976, in the Office of the Clerk of Court for Georgetown County in Deed Book 139 at Pages 127-178, as shown upon plans by Timbes & Clark Architects, said certification dated June 7, 1976, and which such plans are recorded in the Register of Deeds for Georgetown County in Miscellaneous Plat Book at Page 15. The real estate upon which the said Dwelling is situate is more fully described on a survey prepared by McDowell Civil Engineering and Land Surveying Co., dated June 1, 1976, and recorded in said Miscellaneous Plat Book.

Subject to all of the provisions of the Master Deed thereof, dated June 8, 1976, and recorded in the records for Georgetown County, South Carolina in Deed Book 139 at pages 127-178, as amended.

Together with all of the appurtenances thereto according to said Master Deed, and the Grantees assume and agree to observe and perform their obligations under said Master Deed including, but not limited to the payment of assessments for the maintenance and operation of the dwelling and condominium. And subject to the provisions of the By-Laws of A Place at the Beach-Garden City Association, Inc., and to all other reservations and restrictions of record, easements, zoning ordinances, and rights of way of record, including those as set out on the aforesaid map.

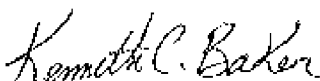
The conveyance of the aforesaid real property shall be subject to all easements, reservations, rights of way, restrictions, encroachments, and covenants of record which may affect the above described property, and all governmental statutes, ordinances, rules and regulations.

This being the identical property as conveyed to Donna Shamberger and Harry Shamberger by Deed from Michael J. Lee and Lisa S. Lee, dated July 6, 2022 and recorded July 8, 2022 in Record Book 4381 at Page 401, Georgetown County records.

OCEANFRONT PROPERTY DISCLOSURE STATEMENT:

Pursuant to S.C. Code Ann. Section 48-39-330, (Law. Co-op. 1988). As amended, the Grantor discloses to the Grantees that the property or a portion thereof is or may be subject to statutory

Recorded this date: 03/21/2023



Kenneth C. Baker, Georgetown Co. Auditor

Georgetown COUNTY ASSESSOR
Tax Map:
41-0129-006-05-58
Date: 03/22/2023

GEORGETOWN COUNTY, SC
Marlene McConnell
Register of Deeds
By: JENNIFER RADER Clerk
2023002679 DEED
RECORDING FEES \$15.00
STATE TAX \$923.00
COUNTY TAX \$390.50
03-21-2023 01:25 PM
BK:RB 4491 PG:18-21

TRH

regulation imposed by the South Carolina Coastal Zone Act of 1977, S.C. Code Ann. Sections 48-39-10 et seq. (Law, Co-op. 1988), as amended by the South Carolina Beach Management Act, S.C. Code Ann. Sections 48-39-270 et seq. (Law, Co-op. 1988), hereinafter collectively called "the Acts". The Acts involve and may subject the property to the creation and evidence of baselines, setback lines, the velocity zone, and an erosion rate, all as is more fully defined in the Acts. Part or all of the property is or may be located seaward of the setback line, the minimum setback line or baseline, and has an erosion rate, all as determined by the South Carolina Coastal Council on July 1, 1988. All or part of the property is or may be within the velocity zone as determined by the Federal Emergency Management Agency. The Acts may also restrict the Grantee's right to build, repair or rebuild structures on the property. No structure may be constructed seaward of the setback line without a permit issued by the South Carolina Coastal Council. Pursuant to the Acts, the locations of the baselines and setback lines are subject to change. The methodology utilized in determining the exact location of the setback lines and baselines on the property and the currently applicable erosion rate may be obtained from the South Carolina Coastal Council. The methodology described above must be utilized in the case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines. The Grantor makes no representation to the Grantees concerning the location of such baselines, setback lines, or the velocity zone, the effect of such regulation on the property, or the accuracy of the foregoing disclosure.

GRANTEE'S ADDRESS: 4109 Fancor Rd., Clinton Corners, NY 12514

TMS: 41-0129-006-05-58

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 Grantee, his heirs and assigns, forever, in fee simple.

AND, the Grantors do hereby bind the Grantors, 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 20, 2023.

In The Presence Of:

Connie Leane Jones
1st Witness Connie Leane Jones

H. Shamberger (L.S.)
Harry Shamberger

Wendy A. Hardin
2nd Witness Wendy A. Hardin

D. Shamberger (L.S.)
Donna Shamberger

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

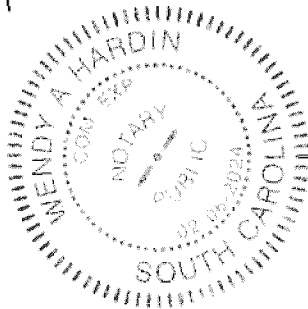
The foregoing Deed was acknowledged before me this March 20, 2023 by Harry Shamberger and Donna Shamberger, Grantors.

SWORN to before me this March 20, 2023.

My Commission Expires:

2.6.24

Wendy A. Hardin (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 1582 S. Waccamaw Dr., Unit 59, Murrells Inlet, SC 29576, being in GEORGETOWN COUNTY, Tax Map Number 41-0129-006-05-58, was transferred by Harry Shamberger and Donna Shamberger to Anthony J. Conti 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 \$355,000.00.*
 - (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

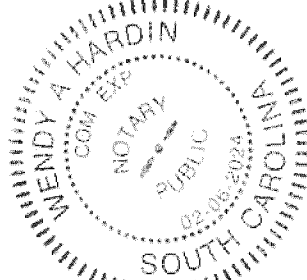
5. Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$355,000.00.*
 - (b) Place the amount listed in item 5 above here: 0
 - (c) Subtract line 6(b) from Line 6(a) and place result here: \$355,000.00.*

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$1,313.50.**

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



Harry Shamberger (L.S.)
SELLER - Harry Shamberger

Donna Shamberger (L.S.)
SELLER - Donna Shamberger

SWORN to before me this March 20, 2023.

[Signature] (L.S.)
Notary Public for S.C.
My Commission Expires: 2.4.24