

Prepared By and Return to:
The Ethridge Law Firm, LLC
105 A Vista Oaks Drive
Lexington, SC 29072

File No.: 25-7718

CCK 25R313
Weathers Law Firm, LLC
Post Office Box 4209

Pawleys Island, SC 29585

GEORGETOWN COUNTY, SC
Marlene McConnell
Register of Deeds
By: KALIEGH MORRIS Clerk
2025006661 DEED
RECORDING FEES \$15.00
STATE TAX \$208.00
COUNTY TAX \$88.00
07-14-2025 09:50 AM
BK:RB 4856 PG:368-371

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that AVS HOME BUYERS LLC, in the State aforesaid, for and in consideration of the sum of Eighty Thousand and 00/100 Dollars (\$80,000.00), unto it paid by CCK RENOVATION INC, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said CCK Renovation INC, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being in the County of Georgetown, near the Town of Georgetown, State of South Carolina, the same being shown and designated as **Lot 15, Block "A"** on a plat of Lincolnshire prepared by Palmetto Engineering Company, dated March 23, 1971, revised June 22, 1971, and recorded in the Office of the Clerk of Court for Georgetown County in Plat Book "W" at Page 100, and also being shown on plat prepared for Thomas Beach, Jr. by R.E., Collingwood, Jr., R.L.S., dated June 19, 1972. Reference is hereby made to said latter plat for a more accurate description of said lot of land, be all measurements a little more or less.

This being the same property conveyed to AVS Home Buyers LLC by Deed of Charles Eaddy dated May 19, 2025 and recorded in the Office of the ROD for Georgetown County in Book RB 4835 at Page 366.

May 28, 2025

Tax Map #: 02-0150-194-00-00
Property Address: 480 Lincolnshire Drive, Georgetown, SC 29440
Grantee(s) Address: 29G Steenykill Road, Montague, NJ 07827

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 CCK Renovation INC, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said CCK Renovation Inc, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against the Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF the undersigned Hand and Seal this 9 day of July, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Kristy B. Smith
1st Witness

AVS HOME BUYERS LLC

By: Yovel Avshalom {L.S.}
Yovel Avshalom, Member

Phillip B. ...
Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

ACKNOWLEDGEMENT

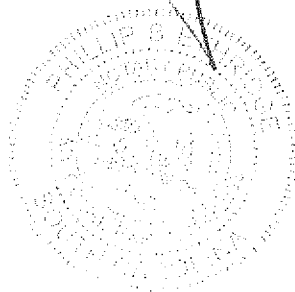
The foregoing instrument was acknowledged before me by Yovel Avashalom.

SWORN to before me this
9 day of July, 2025.

Phillip B. ...
Notary Public for South Carolina
My Commission Expires: 12-14-23

(SEAL)

File # 25-7718



STATE OF SOUTH CAROLINA)

COUNTY OF GEORGETOWN)

**AFFIDAVIT FOR TAXABLE
OR EXEMPT TRANSFERS**

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

1. I have read the information contained this affidavit and I understand such information.
2. The property being transferred is **480 Lincolnshire Drive, Georgetown, SC 29440, Lot 15, Block A, Lincolnshire**, bearing **Georgetown County** Tax Map Number **02-0150-194-00-00**, was transferred by **AVS Home Buyers LLC** to **CCK Renovations, Inc.** on **July 10, 2025**.
3. Check one of the following: The deed is
 - (a) XXX 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): _____.
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 \$80,000.00.
 - (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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$80,000.00
 - (b) Place the amount listed in item 5 above here: \$0.00 (If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$80,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$296.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: AVS Home Buyers LLC - Grantor(s) / Seller(s).
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.

SWORN to and subscribed before me this July 9, 2025.Notary Public for South CarolinaMy Commission Expires: 12-14-33Notary (printed name): [Signature]

AVS Home Buyers LLC

[Signature]
Yovel-Avshalom, Member