

GEORGETOWN COUNTY, SC  
 Marlene McConnell  
 Register of Deeds  
 By: KALIEGH MORRIS Clerk  
 2025006663 DEED  
 RECORDING FEES \$15.00  
 STATE TAX \$520.00  
 COUNTY TAX \$220.00  
 07-14-2025 10:01 AM  
 BK:RB 4856 PG:387-390

Prepared By and Return to:  
 Tide Law Firm, LLC  
 213 Surfside Drive  
 Surfside Beach, SC 29575

File No.: 25-1238

**TITLE EXAMINATION NOT PERFORMED BY PREPARING ATTORNEY**

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GEORGETOWN )

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that **Michael B. Ross, Jr.**, in the State aforesaid, for and in consideration of the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars (\$200,000.00), unto me paid by Thomas Alexander, Brady Alexander and Dominic Alexander in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell, and release unto the said **Thomas Alexander, Brady Alexander and Dominic Alexander, as joint tenants with rights of survivorship, and not as tenants in common**, their heirs and assigns, forever, in fee simple, the following described property, to wit:

All that certain piece, parcel or lot of land situate, lying and being in Tax District umber Four (4), County of Georgetown, State of South Carolina, designated as Lot 48 on a Bonded Final Plat of St. Christopher Estates prepared by Beasley Land Surveying, Inc., dated January 14, 2000 and revised April 3, 2000 and recorded in the Office of the Register of Deeds for Georgetown County in Plat Slide 351 at Page 8, reference to said plat hereby made, pro tanto, a part and parcel hereof.

ALSO: One (1) 2002 Brigadier Mobile Home, Serial No BRO2NCI49150AB, said mobile home has been affixed and become a part of the real property.

The conveyance of the aforesaid real property shall be subject to all easements, reservations, right 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 conveyed to Michael B. Ross, Jr. by Deed from Donna Altman, dated April 23, 2021 and recorded April 29, 2021 in Deed Book 4111 at Page 37, in the Office of the Register of Deeds for Georgetown County.

PIN and/or TMS #: 04-0204-081-00-00

Property Address: 199 Saint Christopher Circle, Pawleys Island, SC 29585

Grantee(s) Address: 199 Saint Christopher Circle, Pawleys Island, SC 29585

**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 Thomas Alexander, Brady Alexander and Dominic Alexander, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns, forever, in fee simple.

**AND** Grantor does hereby bind himself and his heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Thomas Alexander, Brady Alexander and Dominic Alexander , as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns, forever, in fee simple, against the Grantor's heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

**(REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK)**

IN WITNESS WHEREOF our Hands and Seals this 11 <sup>July MB</sup> day of June, 2025.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
1st Witness

Michael B Ross Jr  
Michael B. Ross, Jr.

[Signature]  
Notary/2nd Witness

*Witnesses are not a party to or beneficiary of the transaction*

STATE OF South Carolina  
COUNTY OF Horry

ACKNOWLEDGEMENT  
(S.C. Code Ann. §30-5-30(B)(C))

I, Jason Branham, a Notary Public, does hereby certify that Michael B. Ross, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing.

Witness my hand and official seal this 11 <sup>July MB</sup> day of June, 2025.

(Seal)

[Signature]  
Notary Public in and for South Carolina  
My Commission Expires: 8/31/33



