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:RE 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)	WARRANTY DEED
COUNTY OF GEORGETOWN)	

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, Brady Alexander and Dominic 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 // day of June, 2025.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Michael B Ross jr.

Notary/2nd Witness

Witnesses are not a party to or beneficiary of the transaction

STATE OF Son the Caro line COUNTY OF Horry

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

I, $\underline{\int a_{Son} & B_{Fan} & \underline{\int a_{A}} \\ B. Ross, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing.$ $Witness my hand and official seal this <math>\underline{\int a_{A} & \underline{\int a_{A}} \\ \underline{\int a_{A} & \underline{\int a_{A} & \underline{\int a_{A}} \\ \underline{\int a_{A} & \underline{\int a_{A} & \underline{\int a_{A}} \\ \underline{\int a_{A} & \underline{A} & \underline{\int a_{A} & \underline{A} & \underline{A} \\ \underline{A} & \underline{A} & \underline{A} & \underline{A} \\ \underline{A} & \underline{A} & \underline{A} & \underline{A} & \underline{A} \\ \underline{A} & \underline{A} & \underline{A} & \underline{A} & \underline{A} \\ \underline{A} & \underline{A} & \underline{A} & \underline{A} & \underline{A} & \underline{A} & \underline{A} \\ \underline{A} & \underline{A} & \underline{A} & \underline{A} & \underline{A} & \underline{A} & \underline{A} \\ \underline{A} & \underline{A} &$

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(Seal)

Notary Public in and for 56nft Carolina. My Commission Expires: 8/31/33



AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

STATE OF SOUTH CAROLINA

COUNTY OF GEORGETOWN

PERSONALLY appeared before me the undersigned, who being duly sworn, depose and state:

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- 1. We have read the information on the back of this affidavit and we understand such information.
- 2. The property being transferred is located at 199 Saint Christopher Circle, Pawleys Island, SC 29585, bearing Georgetown County Tax Map Number(s) 04-0204-081-00-00, and was transferred by Michael B. Ross, Jr. to Thomas Alexander, Brady Alexander and Dominic Alexander on June 27, 2025.
- 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):
- 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 \$200,000.00
 (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: \$______.
 - The deed recording fee is computed as follows:
 \$200,000.00

 (a) _ Place the amount listed in item 4 above here:
 \$200,000.00

 (b) _ Place the amount listed in item 5 above here:
 \$0.00

 (If no amount is listed, place zero here.)
 \$200,000.00

 (c) _ Subtract Line 6(b) from Line 6(a) and place result here:
 \$200,000.00
- 7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$740.00
- 8. As required by Code Section 12-24-70, we state that we are responsible persons who were connected with the transaction as: Sellers.
- 9. We 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 no more than one year, or both.

Michael B Ross, Jr.

SUBSCRIBED and sworn to before me this day of June, 2025, day of June, 2025, (SEAL)

Notary Public for Sector My Commission Expires:

