

GEORGETOWN COUNTY, SC

Marlene McConnell

Register of Deeds

By: KALIEGH MORRIS Clerk

2025006678

DEED

RECORDING FEES

\$15.00

EXEMPT

07-14-2025

11:24 AM

BK:RB 4856 PG:448-451

Please return to:
 The Bellamy Law Firm
 1000 29th Avenue North
 Myrtle Beach, SC 29577
 Attn: MCD/ac

NO TITLE EXAMINATION PERFORMED
 IN CONNECTION WITH THIS DOCUMENT

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

WARRANTY DEED**DEED TO REAL ESTATE**

THIS DEED is made the day hereinbelow stated, by and between **KATIE PATEL**, hereinafter called **GRANTOR(S)**, which expression shall include his, her of their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, of the one part, and **SANDEEP PATEL TRUSTEE OF THE SANDEEP PATEL REVOCABLE TRUST dated August 29, 2023**, whose address is **66 Shady Moss Loop, Murrells Inlet, SC 29576**, hereinafter called **GRANTEE(s)**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns forever, wherever the context so requires or admits, of the other part; and in his agreement, the singular shall include the plural, and the plural shall include the singular, and one gender shall include all genders.

KNOW ALL MEN BY THESE PRESENTS, that **GRANTOR**, for and in consideration of Five Dollars and 00/100 (\$5.00) given to **GRANTOR** by **GRANTEE**, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to any matters and reservations set forth herein by or on any exhibits attached hereto, has bargained, sold and released, any by these presents does grant, bargain, sell and release unto said **GRANTEE**, the following described property, located in Georgetown County, South Carolina, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TMS #41-0105-030-01-19

TAX NOTICE ADDRESS: 66 Shady Moss Loop, Murrells Inlet, SC 29576

The within conveyance is also subject to all restrictions and easements of record and/or easements upon the ground.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in anywise incident or appertaining.

TO HAVE AND HOLD all and singular the said premises before mentioned unto said **GRANTEE**, his, her or their heirs and assigns, and/or its successors and assigns, forever as set out above.

AND the said GRANTOR does hereby covenant that they have not placed or suffered to be places any presently existing lien or encumbrance (except as above stated) on said premises and that it will warrant and defend the title to the same against the lawful claims of all persons claiming by, through or on account of it, but no further.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed and sealed this 2 day of July, in the year 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

IN WITNESS

GRANTOR

Katie Patel
KATIE PATEL

Nicole Williams
(Witness #1)

Nicole Williams
(Notary Witness #2)

STATE OF South Carolina ,
COUNTY OF Georgetown)

ACKNOWLEDGEMENT

I, Christa Ward, a Notary Public do hereby certify that **KATIE PATEL**, the within named GRANTOR(S) personally appeared before me this day and acknowledged the due execution for the forgoing instrument.

WITNESS my hand and official seal this 2 day of July, 2025.

Christa Ward
Notary Public for State of South Carolina

My Commission Expires: 10/4/2025

Christa Ward
Notary Public Printed Name or Seal

EXHIBIT "A"**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, together with all improvements located thereon, situate, lying and being in the County of Georgetown, State of South Carolina, designated as Lot 3-C, containing 0.03 acres, Shady Oaks on that certain plat entitled, "As-built Survey of Lots 2-A, 2-B, 2-C, 3-A, 3-B, 3-C in Phase 2-A from 2.30 acres of land located on Highway 17 and Melton Road" dated July 13, 2017, prepared by Robert A. Warner and Associates, Inc., and recorded August 1, 2017, in Plat Slide 784 at Page 2, in the Office of the Register of Deeds for Georgetown County, South Carolina. Said property having such metes, bounds, courses and distances as will more fully appear by reference to the aforesaid plat which is incorporated herein by reference.

Together with a non-exclusive easement for ingress and egress across the roads in The Shady Oaks.

DERIVATION: This being the same property conveyed to the Grantor herein by Deed from Michael J. Simpson and Jennifer R. Simpson dated the 27th day of April, 2022, and recorded the 28th day of April, 2022, in Deed Book 4342 at Pages 142-145, records of Georgetown County.

STATE OF SOUTH CAROLINA

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AFFIDAVIT

COUNTY OF GEORGETOWN

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1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 66 Shady Moss Loop, Murrells Inlet, SC 29576 bearing Georgetown County TMS No.: 41-0105-030-01-19 was transferred by **KATIE PATEL** to **SANDEEP PATEL, Trustee of the SANDEEP PATEL REVOCABLE TRUST DATED AUGUST 29, 2023**, on the 2 day of July, 2025.
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. XXX exempt from the deed recording fee because (See Information section of affidavit); #1.
(If exempt, please skip items 4 – 7, and go to item 8 of this 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. 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. (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 be subsequently 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: \$
 - b. Place the amount listed in item 5 above here: \$
(If no amount is listed, place zero here.)
 - c. Subtract line 6(b) from Line 6(a) and place result here: \$
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ N/A.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor/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.

SWORN TO AND SUBSCRIBED BEFORE
ME this 2 day of July, 2025.

Christa Ward (signature)
Christa Ward (print name)
Notary Public for State of South Carolina
My Commission Expires: 10/4/2030

Katie Patel
KATIE PATEL

(Notary Seal)