

2025006680

DEED

RECORDING FEES

\$15.00

STATE TAX

\$949.00

COUNTY TAX

\$401.50

PRESENTED & RECORDED:

07-14-2025 11:31 AM

MARLENE MCCONNELL

REGISTER OF DEEDS

GEORGETOWN COUNTY, SC

BY: KALIEGH MORRIS CLERK

BK: RB 4856

PG: 453 - 457

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

Strange

COUNTY OF GEORGETOWN)

KNOW ALL MEN BY THESE PRESENTS, THAT We, Mitchell T. Meyer and Desiree Meyer, for and in consideration of the sum of Three Hundred Sixty Five Thousand and 00/100 (\$365,000.00) Dollars, to us in hand paid at and before the sealing of these Presents by Mary Melissa Haynie, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mary Melissa Haynie, her heirs and assigns, forever, the following described real property, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Georgetown, State of South Carolina and being shown and designated as Lot Twenty-three (23) on that certain "Subdivision Survey of Windsor Gardens, Windsor Drive, Georgetown, SC 29440 For/Owned By Windsor Gardens Development, LLC", dated June 6, 2008 and recorded in the Office of the Register of Deeds for Georgetown County on August 7, 2008 in Plat Slide 682 at Page 10. Said Lot 23 having such buttings, boundings, size, shape, distances and measurements as will appear by reference to said plat which is hereby made, pro tanto, a part and parcel hereof.

This conveyance is made subject to any and all applicable covenants, restrictions and easements of record.

This being the same property conveyed to Mitchell T. Meyer and Desiree Meyer by Deed of CJ Construction, Inc. dated May 8, 2020 and recorded in the Office of the Register of Deeds for Georgetown County on May 8, 2020 in Record Book 2764 at Page 253.

TMS# 02-1009A-004-23-00

* * * * *

GRANTEE(S) ADDRESS:

294 Field Loop Road
Georgetown SC 29440

* * * * *

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 said Premises before mentioned unto the said **Mary Melissa Haynie**, her heirs and assigns, forever.

AND We do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Mary Melissa Haynie**, her heirs and assigns, forever, absolutely and in fee simple, against ourselves and our Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hands and Seals this 11th day of July, 2025.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Signature]
Witness #1

[Signature]
Witness #2

[Signature] (L.S.)
Mitchell T. Meyer

[Signature] (L.S.)
Desiree Meyer
[Signature]

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

I, Sean T. Phelan a Notary Public for the State of South Carolina, do hereby certify that Mitchell T. Meyer and Desiree Meyer (the Grantors herein), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 11th day of July, 2025.

[Signature]
Notary Public for South Carolina
My Commission Expires: 1/28/35
(SEAL)

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

AFFIDAVIT OF TRUE CONSIDERATION

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. The property being transferred is located at 294 Field Loop Road, Georgetown, SC 29440, TMS# 02-1009A-004-23-00, was transferred by Mitchell T. Meyer and Desiree Meyer to Mary Melissa Haynie.
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) ☐ exempt from the deed recording fee because (See Information section of affidavit); (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 \$365,000.00.
 - (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.

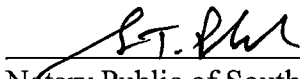
If "Yes," the amount of the outstanding balance of this lien or encumbrance is: .

6. The deed recording fee is computed as follows:
- (a) Place the amount listed in item 4 above here: \$365,000.00
 - (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: \$365,000.00
7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is: \$1,350.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as one the grantor.
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.



 Mitchell T. Meyer
 Grantor

SWORN to before me this
11 day of July, 2025



 Notary Public of South Carolina
 Name: Sean T. Phelan
 My Commission Expires: 11/28/35
 (Seal)

