

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

**KNOW ALL MEN BY THESE PRESENTS, THAT** We, **Michael Thompson and September Thompson**, for and in consideration of the sum of **Six Hundred Forty Eight Thousand and 00/100 (\$648,000.00) Dollars**, to us in hand paid at and before the sealing of these Presents by **David H. Webster and Ruth Ann Webster**, 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 **David H. Webster and Ruth Ann Webster, as Joint Tenants with the Right-of-Survivorship, and not as Tenants-in-Common**, their heirs and assigns, forever, the following described real property, to wit:

All and singular, that certain piece, parcel or lot of land, situate, lying arid being in the County of Georgetown, State of South Carolina, identified as "Lot 19" as more fully set forth on the survey entitled "Final As-built Survey and Subdivision Plat of Units 17, 18, 19, 20, 21, 22 & 25-26 Marina Village @ Litchfield Plantation" dated October 29, 2021, prepared by Robert A. Warner and Associates, Inc. and recorded November 1, 2021 in Plat Slide S824 at Page 7, 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 survey which is incorporated herein by reference.

## ACCESS EASEMENT

A nonexclusive and perpetual appurtenant and transferable easement or right of way

fifty feet (50') in width over and across the roadways as they now exist or may hereafter exist leading to and from the Property, and River Road, and between the Property and River Road for the purpose of providing all forms of access from River Road to the Property ("Access Easement"). This Access Easement shall be subject to any and all matters of public record and shall be divisible and appurtenant to and shall run with the Property. This Access Easement shall include but not be limited to an easement of ingress, regress, and regress over all roads shown on a plat entitled "MAP OF LITCHFIELD PLANTATION SHOWING THE SUBDIVISION OF PHASE ONE", prepared by Legare Hamilton, C.E.L.S., dated March 4, 1971, and filed of record in the Office of the Register of Deeds for the County of Georgetown in Plat Book W at Pages 8 and 9, and shall expressly include but not be limited to those roads shown as "Tuckers Road" and "Avenue of Live Oaks" and "All Saints Road" and "Landing Road" and "Spreading Road", and "Chapel Creek Road" on plats filed of record.

ALSO:

#### ACCESS EASEMENT

A nonexclusive and perpetual, appurtenant, and transferable easement, over and across Old Mast Lane and Red Skiff Lane for purposes of accessing Grantees' lot.

ALSO:

#### UTILITY EASEMENT

A nonexclusive and perpetual appurtenant and transferable easement or right of way fifty feet (50') in width over and across the roadways as they now exist or may hereafter exist leading to and from the Property, and River Road, and between the Property and River Road for the purpose of providing the underground conveyance of electricity, telephonic messages, gas, sewerage, effluent, water or other public and private conveniences or utilities providing all forms of utility access from River Road to the Property ("Utility Easement"). This Utility Easement shall be subject to any and all matters of public record, and shall be divisible and appurtenant to and shall run with the Property. This Utility Easement shall include but not be limited to an easement allowing construction on, upon, over and under all roads shown on a plat entitled "MAP OF LITCHFIELD PLANTATION SHOWING THE SUBDIVISION OF PHASE ONE", prepared by Legare Hamilton, C.E.L.S., dated March 4, 1971, and filed of record in the Office of the Register of Deeds for the County of Georgetown in Plat Book W at Pages 8 and 9, and shall expressly include but not be limited to those roads shown as "Tuckers Road" and "Avenue of Live Oaks" and "All Saints Road" and "Landing Road" and "Spreading Road", and "Chapel Creek Road" on plats filed of record.

ALSO:

DRAINAGE EASEMENT

A nonexclusive and perpetual appurtenant and transferable easement or right of way, thirty (30') feet in width, fifteen (15') feet in width as measured from the center line of the location of any and all current and future equipment used for the underground conveyance of drainage and storm water drainage, over and across the roadways as they now exist or may hereafter exist leading to and from the Property and River Road, and between the Property and River Road, as well as a nonexclusive and perpetual appurtenant and transferable easement or right of way for the surface conveyance of drainage and storm water drainage, over and across adjoining property for the purpose of providing the underground and above ground conveyance of drainage and storm water drainage from the Property to lakes, detention basins, marshes and wetlands located on or around Litchfield Plantation ("Drainage Easement"). This Drainage Easement shall be subject to any and all matters of public record, and shall be divisible and appurtenant to and shall run with the Property. This Drainage Easement shall include but not be limited to an easement allowing construction on, upon, over and under adjoining property and all roads shown on a plat entitled "MAP OF LITCHFIELD PLANTATION SHOWING THE SUBDIVISION OF PHASE ONE", prepared by Legare Hamilton, C.E.L.S., dated March 4, 1971, and filed of record in the Office of the Register of Deeds for the County of Georgetown in Plat Book W at Pages 8 and 9, and shall expressly include but not be limited to those roads shown as "Tuckers Road" and "Avenue of Live Oaks" and "All Saints Road" and "Landing Road" and "Spreading Road", and "Chapel Creek Road" on plats filed of record.

ALSO SUBJECT to that certain Declaration of Covenants, Conditions, Restrictions and Easements for Marina Village Phase 2, dated July 21, 2020 and recorded July 22, 2020 in Record Book 3829 at Page 1, in the Office of the Register of Deeds for Georgetown County, South Carolina, and any amendments and supplements thereto (the said instrument being referred to as the "Covenants").

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

This being the same property conveyed to Michael Thompson and September Thompson by Deed of TRK ABBEY, LLC and ABBEY, LLC dated November 16, 2021 and recorded in the Office of the Register of Deeds for Georgetown County on November 17, 2021 in Record Book 4247 at Page 399.

TMS# 04-0413-001-02-22

\* \* \* \* \*

GRANTEE(S) ADDRESS:

5 Quail Hill Dr.  
Greenville, SC 29607

\* \* \* \* \*

**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 **David H. Webster and Ruth Ann Webster, as Joint Tenants with the Right-of-Survivorship, and not as Tenants-in-Common**, their 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 **David H. Webster and Ruth Ann Webster, as Joint Tenants with the Right-of-Survivorship, and not as Tenants-in-Common**, their 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

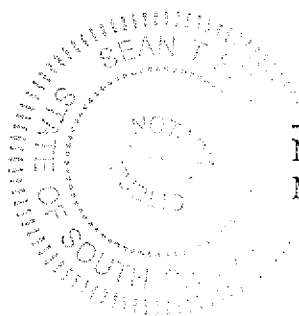
Michael Thompson (L.S.)  
Michael Thompson

September Thompson (L.S.)  
September Thompson

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 Michael Thompson and September Thompson (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: 11/28/35  
(SEAL)

STATE OF SOUTH CAROLINA )  
 ) AFFIDAVIT OF TRUE CONSIDERATION  
 COUNTY OF GEORGETOWN )

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 35 Red Skiff Lane, Georgetown, SC 29440, TMS# 04-0413-001-02-22, was transferred by Michael Thompson and September Thompson to David H. Webster and Ruth Ann Webster.
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 \$648,000.00.
  - (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: \$648,000.00
  - (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: \$648,000.00
7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is: \$2,397.60
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.

Michael Thompson

Michael Thompson  
Grantor

SWORN to before me this  
11th day of July, 2025

S. T. Phelan (L.S.)

Notary Public of South Carolina

Name: S. T. Phelan

My Commission Expires: 1/25/26

(Seal)

