

**PREPARED BY:**  
**OXNER & STACY LAW FIRM, LLC**  
**File No: 25-1377 (kkm)**

**STATE OF SOUTH CAROLINA )**  
**)**  
**COUNTY OF GEORGETOWN )**

**TITLE TO REAL ESTATE**

**KNOW ALL MEN BY THESE PRESENTS,** That we, **Austin Stroh Wansker and Erin Conway Meyer**, in the State aforesaid, for and in consideration of **Five Hundred Thirty Five Thousand and 00/100 (\$535,000.00) Dollars** to us in hand received at and before the sealing of these presents by **Line G. Boivin, Trustee of the Line G. Boivin Living Trust Dated May 15, 2019 and Gerry B. Oliver, Trustee of the Gerry B. Oliver Living Trust Dated May 15, 2019** of 2895 Stoneybrook Drive Fort Mill, SC 29708, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, subject to the matters set forth below, unto the said **Line G. Boivin, Trustee of the Line G. Boivin Living Trust Dated May 15, 2019 and Gerry B. Oliver, Trustee of the Gerry B. Oliver Living Trust Dated May 15, 2019**, their 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, shown and designated as Lot Number 120 of Phase 4 on that certain "(Recordable) Subdivision Plat of Mingo at Willbrook Plantation Phase 4 Located in Willbrook Plantation, Litchfield, Georgetown County, South Carolina for/owned by Mingo Development, LLC," dated August 8, 2007, prepared by E.T.S.- Engineering and Technical Services, Inc. and recorded on November 27, 2007 in Plat Slide 662 at page 7, in the Office of the Register of Deeds for Georgetown County, said survey being incorporated herein and made a part and parcel hereof by reference.

TOGETHER WITH a non-exclusive, permanent and transferable easement, which is appurtenant to and runs with the property described above for pedestrian and vehicular access, ingress and egress over all alleys, Lumbee Circle, Mingo Drive and all other roads from the above described property to Willbrook Blvd., for parking and for the construction, installation, maintenance and repair of water, sewer and electrical, telephone, data transmission, and all other utility lines and equipment on, over, under and across the property described as Phase 4 on "(Recordable) Subdivision Plat of Mingo at Willbrook Plantation Phase 4 Located in Willbrook

Plantation, Litchfield, Georgetown County, South Carolina for/owned by Mingo Development, LLC", dated August 8, 2007, prepared by E.T.S. Engineering and Technical Services, Inc. and recorded on November 27, 2007 in Plat/Slide 662 at Page 7. Such easement granted herein shall include vehicular and pedestrian ingress and egress rights over all road rights-of-way within the Mingo project, including Mingo Drive and Lumbee Circle as shown on the aforesaid plat and as shown on "Revised Recordable Boundary Plat of Mingo at Willbrook Plantation, Phase 5, Surveyed for Mingo Development, LLC", dated February 26, 2007 and recorded in Plat/Slide 637 at Page 1 and also shown on "Recordable As-Built Survey of Mingo at Willbrook Plantation, Phase 38, Located in Willbrook Plantation, Litchfield, Georgetown County, South Carolina for/owned by Mingo Development, LLC", prepared by Engineering and Technical Services, Inc., dated March 5, 2008 and recorded March 5, 2008, in the Office of the Register of Deeds for Georgetown County in Slide 672 at Page 1, and also shown on (Recordable) As-Built Survey of Mingo at Willbrook Plantation Phases 1 & 2 Buildings 5 & 9 Located in Willbrook Plantation, Litchfield, Georgetown County, South Carolina For/Owned by Mingo Development, LLC" prepared by Engineering and Technical Services, Inc., dated April 6, 2006 and recorded in Plat/Slide 594 at Page 9, which plats are hereby incorporated herein by reference.

Together with a non-exclusive, perpetual right of all easements and use rights created by Willbrook Holdings, LLC for the benefit of Owners of Lots under that certain Declaration of Covenants Conditions and Restrictions for The Hammocks at Mingo dated March 17, 2008 and recorded on March 20, 2008 in Record Book 885 at Page 339 in the Office of the Register of Deeds for Georgetown County. The terms Owner and Lots have the same definitions set forth in the Covenants, which Covenants are hereby incorporated herein by reference.

This is the identical property conveyed unto the Grantor by Deed of Robert Gerard Kerekes Trustee of the Robert Gerard Kerekes Revocable Trust U/A dated May 10, 2016, recorded on November 4, 2021, in Record Book 4239 at Pages 437 -441, records of the Office of the Register of Deeds for Georgetown County, South Carolina.

TMS# 04-0409-001-22-19

**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, subject to the matters set forth above, unto the said **Line G. Boivin, Trustee of the Line G. Boivin Living Trust Dated May 15, 2019** and **Gerry B. Oliver, Trustee of the Gerry B. Oliver Living Trust Dated May 15, 2019**, their heirs and assigns, forever.

**AND** we do hereby bind their heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Line G. Boivin, Trustee of the Line G.**

**Boivin Living Trust Dated May 15, 2019 and Gerry B. Oliver, Trustee of the Gerry B. Oliver Living Trust Dated May 15, 2019, their heirs and assigns, forever, against their Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.**

**\*\*\*\*\*SEE SIGNATURES ON NEXT PAGE\*\*\*\*\***

WITNESS our Hand and Seal, <sup>14th</sup> day of July, 2025.

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

*Kimberly K. Moore*  
(#1 Witness signs here)

*Austin Stroh Wansker* (L.S.)  
Austin Stroh Wansker

*Dan Stacy Jr*  
(Notary signs as #2 Witness)

*Erin C. Meyer* (L.S.)  
Erin Conway Meyer

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STATE OF SOUTH CAROLINA )  
COUNTY OF GEORGETOWN )

**ACKNOWLEDGMENT**

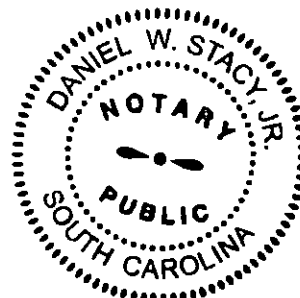
<sup>14th</sup> The due execution of the foregoing instrument was acknowledged before me this  
14th day of July, 2025 by Austin Stroh Wansker and Erin Conway Meyer.

*Dan Stacy Jr*  
(Notary signs again)

Daniel W Stacy Jr  
(Notary print name)

Notary Public for SC  
My Commission Expires: 12/6/34

(affix seal)



**2025006694**  
DEED  
RECORDING FEES \$15.00  
STATE TAX \$1391.00  
COUNTY TAX \$588.50  
PRESENTED & RECORDED:  
**07-14-2025 12:14 PM**  
**MARLENE MCCONNELL**  
REGISTER OF DEEDS  
GEORGETOWN COUNTY, SC  
BY: THERESA FREEMAN CLERK  
**BK: RB 4857**  
**PG: 82 - 86**

*Dan & Stacy*

STATE OF SOUTH CAROLINA     )  
    )  
 COUNTY OF GEORGETOWN        )

## AFFIDAVIT

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 281 Lumbee Circle, Pawleys Island, SC, 29585 bearing County Tax Map #04-0409-001-22-19, was transferred by Austin Stroh Wansker and Erin Conway Meyer to Line G. Boivin, Trustee of the Line G. Boivin Living Trust Dated May 15, 2019 and Gerry B. Oliver, Trustee of the Gerry B. Oliver Living Trust Dated May 15, 2019 on July 14, 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): (If exempt, please skip items 4 - 7, and go to item 8 of this 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 \$535,000.00.
  - (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. (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 subsequently be 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:	\$535,000.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$-0-
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$535,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1979.50
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 of Grantors.
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.

Austin Stroh Wansker

Austin Stroh Wansker

Erin C. Meyer

Erin Conway Meyer

SWORN to before me this 14th  
 day of July, 2025.

[Signature]  
 Notary Public for South Carolina

Print Name

My Commission Expires: 12/30/24

