Book 4857 Page 129

GEORGETOWN COUNTY, SC Marlene McConnell Register of Deeds By: KALIEGH MORRIS Clerk 2025006704 DEED
 RECORDING FEES
 \$15.00

 STATE TAX
 \$676.00

 COUNTY TAX
 \$286.00

 07-14-2025
 02:27 PM

 BK:RB 4857
 PG:129-132

Prepared by McGill Law Firm without the benefit of a title examination.

Prepared by: Charles E. McGill, II, Esq. McGill Law Firm, LLC 11000 Ocean Highway Pawleys Island, SC 29585

Grantee(s) Address:	11309 NE 1	44th Place	_
	_Kirkland, V	NA 98034	
STATE OF SOUTH	CAROLINA)	TITLE TO DE AL FOTATE
COUNTY OF GEORGETOWN)	TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That, SUSAN RENEE MILLIGAN ("Grantors"), for and in consideration of the sum of TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00) Dollars, to me in hand paid at and before the scaling of these presents by ASHLEY A. ELENJICKAL AND JULIE ANTONY ("Grantees"), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to all covenants, conditions, restrictions, easements, and other matters of record, unto the said Ashley A. Elenjickal and Julie Antony, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns forever, the following described real property, to-wit:

Unit 5-J, Building 5, True Blue Golf & Racquet Resort Horizontal Property Regime established by Master Deed dated July 2, 1997, and recorded on July 28, 1997, in Deed Book 793 at Page 1, in the Office of the Register of Deeds for Georgetown County, South Carolina, and all Exhibits and Amendments thereto, if any.

ALSO:

A non-exclusive easement of ingress and egress over and across the road shown and delineated as Roadway Easement (66' R/W) containing a Total Roadway Easement Area of 0.92 acres as shown on a "Map of a Roadway Easement, True Blue Plantation prepared for True Blue Development, LLC," dated 05/27/97 and recorded in the Office of the Register of Deeds for Georgetown County in Plat Book 16 at Page 652. Said easement shall be appurtenant to and run with title to the above described real property; provided, however, the easement shall be extinguished and of no future

effect if the road is ever transferred to a public entity such as Georgetown County and becomes a public road.

Subject to all of the provisions of the aforesaid Master Deed and Exhibits and Amendments thereto, including but not limited to, easements and other reservations saved and excepted in Exhibit "A" to said Master Deed and any amendments to said Master Deed.

And Subject to all other applicable restrictions, reservations, easements and rights-ofway, including those as set out on a recorded map.

TOGETHER with all of the appurtenances thereto according to said Master Deed and Exhibits thereto. AND SUBJECT to the provisions of the By-Laws of True Blue Golf & Racquet Resort Homeowners' Association, Inc.

This being the identical property conveyed to Susan Renee Milligan by deed of Daniel Cody Clark dated February 28, 2017 and recorded March 7, 2017 in Record Book 2987 at Page 220, in the Office of the Register of Deeds for Georgetown County, South Carolina.

TMS#: 04-0100-001-05-10

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 Ashley A. Elenjickal and Julie Antony, as joint tenants with rights of survivorship, and not as

tenants in common, their heirs and assigns, forever.

And the said Susan Rence Milligan does hereby bind herself and her heirs and assigns to warrant and forever defend, all and singular, the said premises unto the said Ashley A. Elenjickal and Julie Antony, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns forever, from and against herself, and her heirs and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF the Grantor has hereunto set her hand and seal on this 2^{1} day of July, 2025.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Susan Renee Millison by Susan Renee Milligan, by James B. Milligan, 1st Witness Signature Key h. Nesbitt Printed Name; her Agent nec ree 2nd Witness Signature Printed Name: [Wades E Mch.11] STATE OF SOUTH CAROLINA)) ACKNOWLEDGEMENT COUNTY OF GEORGETOWN) The foregoing document was acknowledged before me this $\hat{\sigma}$ day of July, 2025 by Susan Renee Milligan, by James B/Milligan, her Agent. Signature of Notary Notary Public for State of South Carolina Printed Name: Makes E. Mar R My Commission Expires:___ 2 AFFIX NOTARY SEAL ALCO DA D

DUBLIC AROUNT

STATE OF SOUTH CAROLINA AFFIDAVIT) 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 known as 117 Pinehurst Lane, Unit 5-J, Pawleys Island, SC 29585 (Unit 5-J, True Blue Golf & Racquet), bearing Georgetown County Tax Map No. 04-0100-001-05-10 to Grantees.
- 3. Check one of the following:
 - subject to the deed recording fee as a transfer for consideration paid or to be paid in money or (a) 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.
 - exempt from the deed recording fee because: 12-24-40(1) (If exempt, please skip items 4-7, and go (c) 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.
 - _X__ The fee is computed on the consideration paid or to be paid in money or money's worth in the (a) amount of \$260,000.00.
 - The fee is computed on the fair market value of the realty which is (b)
 - The fee is computed on the fair market value of the realty as established for property tax purposes (c) 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 forfetted 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) Х Place the amount listed in item 4 above here: \$ 260,000.00
 - (b) Place the amount listed in item 5 above here:
 - (If no amount is listed, place zero here).
 - _X_ Subtract line 6(b) from 6(a) and place here. \$ 260,000.00 (c)
- 7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \$962.00.
- 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.
- 9. I further 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 BEFORE ME THIS day of July, 2025

South Carolina Notary Public for State of My Commission Expires: Printed Name: Manes (AFFIX NOTARY SEAL)

Susan Renee Milligan, by James B. Milligan, ber Agent

by SM her Asent

