

GEORGETOWN COUNTY, SC
 Marlene McConnell
 Register of Deeds
 By: KALIEGH MORRIS Clerk
 2025006700 DEED

RECORDING FEES \$15.00
 STATE TAX \$572.00
 COUNTY TAX \$242.00
 07-14-2025 01:17 PM
 BK:RB 4857 PG:117-121

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

KNOW ALL MEN BY THESE PRESENTS, **FRANCIS M. PINCKNEY** ("Grantor") in the State aforesaid, for and in consideration of the sum of **Two Hundred Twenty Thousand and NO/100 (\$220,000.00) and no other valuable consideration** to me paid by **CAROLINE SMITH LANEY**, (hereinafter called "Grantee") in the State aforesaid (the receipt whereof is hereby acknowledged), and subject to all easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said, **CAROLINE SMITH LANEY**, HER HEIRS AND ASSIGNS FOREVER:

A 25% Interest in that certain apartment or unit known and designated as **Unit No. 7-A, Inlet Point Horizontal Property Regime, Phase I**, including the undivided interest in the common elements, both general and limited, appertaining to said Unit, which Horizontal Property Regime was established by Fairlane/Litchfield Company, Inc., pursuant to Title 57, Chapter 13, Code of Laws of South Carolina, 1962, as amended, by Master Deed dated July 19, 1974 and recorded in Deed Book 123 at Page 512, records of Georgetown County, South Carolina, and said Unit No. 7-A and appurtenant interest in the common elements are more particularly described and identified in said Master Deed and Exhibits thereto. The real estate and the buildings and improvements thereon included in said Inlet Point Horizontal Property Regime, Phase I, are more fully depicted and identified on a map prepared from survey of June 10, 1974, by Samuel M. Harper, RLS, recorded in Plat Book Z at Page 87, records of Georgetown County; and by this reference incorporated as a part hereof.

Subject to all of the provisions of the aforesaid Master Deed and Exhibits and Amendments thereto.

Derivation: This being the same property conveyed to Francis M. Pinckney and Diana B. Pinckney by Deed of the Estate of W. R. Mayes dated June 5, 1993 and recorded June 9, 1993 in the Office of the Georgetown County ROD in Book 523 at Page 260. Thereafter, Diana B. Pinckney conveyed her interest to Francis M. Pinckney by Deed dated July 1, 2009 and recorded July 10, 2009 in the Register of Deeds Office for Georgetown County in Book 1286 at page 105.

TMS: 4-146-133

Grantee's Address: *1324 Cambridge Lane Columbia, SC 29204*

Property Address: Unit No. 7-A, Inlet Point HPR Georgetown, SC

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 **CAROLINE SMITH LANEY**, HER Heirs and Assigns forever.

And the said, **FRANCIS M. PINCKNEY** does hereby bind himself and his Heirs and Assigns to warrant and forever defend all and singular the said premises unto the said **CAROLINE SMITH**

LANEY, her Heirs and Assigns against herself and her Heirs and Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 17 day of June, 2025 .

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Adam [Signature]
Witness #1

Francis M. Pinckney
Francis M. Pinckney

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

ACKNOWLEDGMENT

I, Nancy Taylor Manning, a Notary Public for the State of NC South Carolina, do hereby certify that Francis M. Pinckney personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17 day of June, 2025

Nancy Taylor Manning
Notary Public

My Commission Expires:

07.17.2027

(SEAL)

NANCY TAYLOR MANNING
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires July 17, 2027

STATE OF SOUTH CAROLINA
COUNTY OF GEORGETOWN

) Page 1 of 2
) **AFFIDAVIT**

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

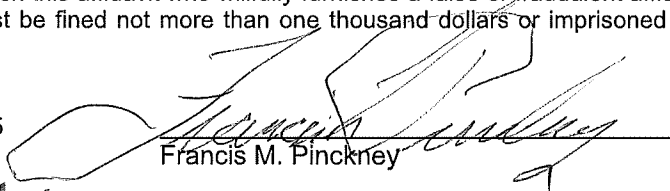
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is known as UNIT NO. 7-A, INLET POINT HPR, in GEORGETOWN County, bearing County Tax Map Number 4-146-133 which was transferred by FRANCIS M. PINCKNEY to CAROLINE SMITH LANEY on

Check one of the following: The deed is

- a. XX 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. XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$220,000.00.
 - 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 XX to the following: A lien or encumbrance 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:	\$220,000.00
b. Place the amount listed in item 5 above here:	\$-0-
c. (If no amount is listed, place zero here.)	\$-0-
d. Subtract Line 6(b) from Line 6(a) and place result here:	\$220,000.00
 7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$814.00
 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 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 before me this 7 day of 7, 2025


Francis M. Pinckney


Notary Public for Amanda M. Wheeler

My commission expires: 4/18/2026

AMANDA M. WHEELER
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 18, 2026

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
4. transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
6. transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. "Family" means the grantor, the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A "family partnership" or "family trust" also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
12. that constitute a corrective deed or a quitclaim used to confirm title vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
13. transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
14. transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
15. transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.