

*(Please do not write above this line – Reserved for Register of Deeds Office)*

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

**KNOW ALL MEN BY THESE PRESENTS**, that **Tommy G. Antoniou and Marie Antoniou a/k/a Maria Al Ashban** (GRANTORS), in the State aforesaid, for and in consideration of the sum of SIX HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$650,000.00), unto Grantor paid by **Sentre Ventures RE2 LLC** (Grantee), in the State aforesaid, 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 **Sentre Ventures RE2 LLC**, its successors and assigns, forever, in fee simple, the following described property, to wit:

ALL that certain piece, parcel or tract of land known as Lot B, containing 0.84 acre (36,502.01 sq. ft.) as shown and described on that certain survey entitled "PLAT OF A REVISION OF LOTS 1 AND 2, LAMBERT SUBDIVISION SURVEYED FOR RUSSELL J. HOWELL, GEORGETOWN COUNTY, SOUTH CAROLINA (TAX DISTRICT #2)", prepared by J Luckey Sanders, R.L.S., dated January 15, 2009, and recorded in the Office of the Register of Deeds for Georgetown County on February 6, 2009 in Plat Book 1146 at page 201. Reference is further made to a Plat prepared for Kathy G. Antoniou by Parker Land Surveying, LLC dated August 19, 2015, recorded in Book 2640 at page 35, which is, by this reference, incorporated herein and made a part hereof.

This being the same property conveyed to Tommy G. Antoniou and Marie Antoniou a/k/a Maria Al Ashban by Deed of Estate of Kathy G. Antoniou, dated June 27, 2025 and recorded July 3, 2025 in the Office of the ROD for Georgetown County, South Carolina in Real Estate Deed Book 4852 at Page 496.

Tax Map #: 02-0210-055-00-00

Property Address: 53 Nu-Shell St, Georgetown, SC 29440

Grantee(s) Address: 2983 Seaford Court, Wantagh, NY 11793

**THIS CONVEYANCE IS MADE SUBJECT TO** easements and restrictions of record and otherwise affecting the property.

**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 unto the said **Sentre Ventures RE2 LLC**, its successors and assigns, forever, in fee simple.

**AND** Grantors do hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **Sentre Ventures RE2 LLC**, its successors and assigns, forever, in fee simple, against the Grantors and the Grantors' heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF our Hands and Seals this 9th day of July, 2025.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness - (sign above)

Notary - (sign above)

(SEAL)

Tommy G. Antoniou

Marie Antoniou a/k/a Maria Al Ashban

(SEAL)

Marie Antoniou a/k/a Maria Al Ashban by Tommy G. Antoniou, her Agent

STATE OF SOUTH CAROLINA )

COUNTY OF HORRY )

**ACKNOWLEDGEMENT**  
**(S.C. CODE ANN. 30-5-30 (B) ((C))**

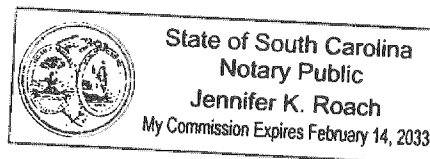
I, the undersigned, a Notary Public, hereby certify that the within Grantor(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this  
9th day of July, 2025.

Notary Public Signature - (sign above)

Jennifer K. Roach  
Notary Public Printed Name

My Commission Expires: 2.14.33



(SEAL or STAMP)

STATE OF SOUTH CAROLINA )

COUNTY OF GEORGETOWN )

**AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who being duly sworn, depose and state:

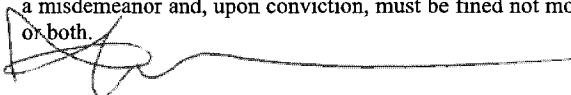
1. We have read the information on the back of this affidavit and we understand such information.
2. The property being transferred is located at **53 Nu-Shell St, Georgetown, SC 29440**, bearing Georgetown County Tax Map Number **PIN: 02-0210-055-00-00**, and was transferred by **Tommy G. Antoniou and Marie Antoniou a/k/a Maria Al Ashban to Sentre Ventures RE2 LLC**.
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.)


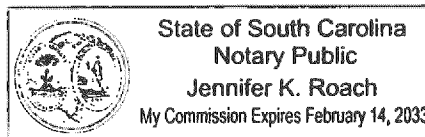
If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Yes \_\_\_\_\_ or No \_\_\_\_\_

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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 650,000.00
  - (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:	\$650,000.00
(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:	\$650,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,405.00.
8. As required by Code Section 12-24-70, we state that we are responsible persons who were connected with the transaction as: Sellers.
9. We 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 no more than one year, or both.

  
 Tommy G. Antoniou

SUBSCRIBED and sworn to before me this 9th day of July, 2025.

 (SEAL)  
 Notary Public Signature  
Jennifer K. Roach  
 Notary Public Printed Name
My Commission Expires: 2-14-33

(SEAL or STAMP)