

GEORGETOWN COUNTY, SC
 Marlene McConnell
 Register of Deeds
 By: KALIEGH MORRIS Clerk
 2025006710 DEED
 RECORDING FEES \$15.00
 STATE TAX \$975.00
 COUNTY TAX \$412.50
 07-14-2025 03:48 PM
 BK:RB 4857 PG:174-178

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

KNOW ALL MEN BY THESE PRESENTS, THAT I, Richard W. Fischer, for and in consideration of the sum of Three Hundred Seventy-Five Thousand and 00/100 (\$375,000.00) Dollars, to me in hand paid at and before the sealing of these Presents by Joseph P. Dillemath and Sandra W. Baxter, 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 Joseph P. Dillemath and Sandra W. Baxter, 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:

Sub

All those certain pieces, parcels or lots of land, situate, lying and being in the County of Georgetown, State of South Carolina, in Tax District No. 2, designated as Lot Seventy Nine (79) PERU PLANTATION WEST PHASE 1A NORTH SUBDIVISION as shown on "FINAL SUBDIVISION PLAT, PERU PLANTATION WEST- PHASE 1A NORTH, U.S. HIGHWAY 701, GEORGETOWN COUNTY, SOUTH CAROLINA, PREPARED FOR PERU PLANTATION WEST PROPERTIES, LLC" prepared by Sloan Associates, P.C., Engineering and Planning & Land Surveying dated August 10, 2010, and recorded December 12, 2010, in Plat Book/Slide 725, at Page 1, in the Office of the Register of Deeds for Georgetown County, which survey is incorporated herein by reference.

AD

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

This being the same property conveyed to Richard W. Fischer by Deed of Beverly Homes, LLC dated May 12, 2022 and recorded in the Office of the Register of Deeds for Georgetown County on May 13, 2022 in Record Book 4352 at Page 183.

TMS# 02-1006-015-03-05

* * * * *

GRANTEE(S) ADDRESS:

74 N. Levee Drive
Georgetown, SC 29440

* * * * *

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 **Joseph P. Dillemath and Sandra W. Baxter, as Joint Tenants with the Right-of-Survivorship, and not as Tenants-in-Common**, their heirs and assigns, forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Joseph P. Dillemath and Sandra W. Baxter, 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 myself and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 11th day of July, 2025.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Maure Novitz

Witness #1

Richard W. Fischer

Richard W. Fischer

ST-PH

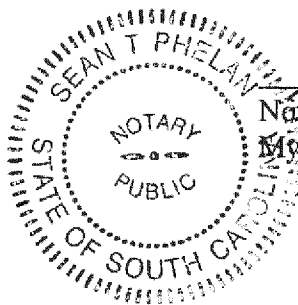
Witness #2

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 Richard W. Fischer (the Grantor 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.



ST-PH
Notary Public for South Carolina
My Commission Expires: 1/28/35
(SEAL)

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

AFFIDAVIT OF TRUE CONSIDERATION

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 74 North Levee Drive, Georgetown, SC 29440, TMS# 02-1006-015-03-05, was transferred by Richard W. Fischer to Joseph P. Dillemath and Sandra W. Baxter.
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 \$375,000.00.
 - (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: \$375,000.00
 - (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: \$375,000.00
7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is: \$1387.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as 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.


 Richard W. Fischer
 Grantor

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


 Notary Public of South Carolina

Name: Sean T. Phelan

My Commission Expires: 1/28/35
 (Seal)

