

(Reserved for Recorder)

Recorded by and Return to:

O'Donnell Law Firm
P.O. Box 662
Georgetown, SC 29442

This Document Prepared By:

Grimes Law Firm, P.A.
1112 Highmarket Street
Georgetown, SC 29440

2025012206

DEED
RECORDING FEES \$15.00
STATE TAX \$1019.20
COUNTY TAX \$431.20
PRESENTED & RECORDED:

12-08-2025 09:33 AM**MARLENE MCCONNELL**

REGISTER OF DEEDS
GEORGETOWN COUNTY, SC
BY: KALIEGH MORRIS CLERK

BK: RB 4931**PG: 54 - 57**

O'Donnell Law Firm

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GEORGETOWN)

(Prepared Without Benefit of Title Exam)

KNOW ALL MEN BY THESE PRESENTS, THAT I, SUZANNE SINCLAIR BURBAGE, (hereinafter called Grantor) in the State aforesaid, for and in consideration of **Three Hundred Ninety-Two Thousand and 00/100 (\$392,000.00) Dollars** to me in hand paid at and before the sealing of these presents by **MICHAEL C. ROSCOE and DAWN ASHLEY ROSCOE** (hereinafter called Grantees) in the State aforesaid, the receipt and legal sufficiency of which is hereby acknowledged, have granted, bargained, sold, and released and by these Presents do grant, bargain, sell, and release the following-described property unto the said **GRANTEES, as joint tenants, with right-of-survivorship, and not as tenants-in-common**, their Heirs and Assigns forever.

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the County of Georgetown, State of South Carolina, measuring and containing **1.01 acres, more or less**, as shown and designated on that certain "**Plat Showing a Lot of Land Being Composed of Lot 2, Block AA, Kensington Subdivision and Lot 7, Jean T. Thomson Lots, Kensington Plantation, Surveyed for Michael C. & Dawn Roscoe**", dated November 13, 2025, prepared by Gregory F. Cunningham, S.C.P.L.S. and recorded in the Office of the Register of Deeds for Georgetown County on December 8, 2025 in Plat Slide/Record Book 4931 at Page 18. Said lot having such size, shape, distances, courses, measurements, buttings, and boundings as will appear by reference to said plat, which is hereby made, *pro tanto*, a part and parcel hereof.

This being the identical property devised to the within Grantor pursuant to the Last Will and Testament of Marilyn F. Sinclair filed in Georgetown County Probate File No. 2023ES2200538 and further evidenced by that certain Deed of Distribution dated July 17, 2024, and recorded July 24, 2024, in the Office of the Register of Deeds for Georgetown County in Record Book 4701 at Page 433.

TMS # 02-0108-053-00-00

Grantee's Address:

1852 Marion St. Georgetown SC 29440

This conveyance is made subject to all visible and recorded right-of-ways, easements, conditions, covenants, restrictions, limitations and reservations affecting said 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 said Premises before mentioned unto the said **GRANTEES, as joint tenants, with right-of-survivorship, and not as tenants-in-common**, their Heirs and Assigns, forever.

AND I, the said **GRANTOR**, do hereby bind myself and my Heirs, Executors, and Administrators to warrant and forever defend, all and singular, the said Premises unto the said **GRANTEES, as joint tenants, with right-of-survivorship, and not as tenants-in-common**, their Heirs and Assigns, against me and my Heirs and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WITNESS my Hand and Seal this 1st day of December 2025.

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

Mallory L. Shelton
Witness # 1
Print Name: Mallory L. Shelton

Suzanne Sinclair Burbage (L.S.)
SUZANNE SINCLAIR BURBAGE

Mary Allston Grimes
Notary as Witness # 2
Print Name: Mary Allston Grimes

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

THE DUE execution of the foregoing instrument was acknowledged before me this 1st day of December 2025, by **SUZANNE SINCLAIR BURBAGE**.

SWORN to before me this 1st day of December, 2025

Mary Allston Grimes
Notary Public of South Carolina
Print Name: MARY ALLSTON GRIMES
My Commission expires: 04/11/2035

(Seal)

Mary Allston Grimes
Notary Public, State of South Carolina
My Commission Expires April 11, 2035

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) Property described in the attached deed, was transferred by Grantor(s) to Grantee(s) on 12/01/25.
- 3) Check one of the following. The Deed is:
 - ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - ☐ 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: _____ (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 same 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.
 - ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$392,000.00.
 - ☐ The fee is computed on the fair market value of the realty which is \$ _____.
 - ☐ 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: \$392,000.00.
 - 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 6(a) and place result here: \$392,000.00.
- 7) The deed documentary stamp fee due is based on the amount listed on Line 6(c) above and the deed documentary stamp fee due is: \$1,450.40.
- 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 wilfully 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
1st day of December, 20 25

Notary Public of South Carolina
Print Name: Mary Allston Grimes
My Commission expires: 04/11/2035

(Seal)

Mary Allston Grimes
Notary Public, State of South Carolina
My Commission Expires April 11, 2035

Suzanne Sinclair Burbage
Suzanne Sinclair Burbage