

RETURN TO:
 DOBSON, JONES, BALL, PHILLIPS & BRIDGES, P.
 P.O. Box 1923
 Greenville, South Carolina 29602
 (864) 271-8171

(Title Not Examined)

[Space Above This Line For Recording Data]

STATE OF SOUTH CAROLINA) **TITLE TO REAL ESTATE**
) **GRANTEES' ADDRESS:**
 COUNTY OF GEORGETOWN) 13 Shady View Court
 Brookeville, MD 20833

2025012214

DEED
 RECORDING FEES \$15.00
 EXEMPT

PRESENTED & RECORDED:

12-08-2025 10:43 AM

MARLENE MCCONNELL

REGISTER OF DEEDS

GEORGETOWN COUNTY, SC

BY: KALIEGH MORRIS CLERK

BK: RB 4931

PG: 100 - 103

*Dobson Jones Ball
 Phillips & Bridges*

KNOW ALL MEN BY THESE PRESENTS, that Richard Hajjar and Kathy L. Hajjar, hereinafter referred to as the "Grantors" in the State and County aforesaid, in consideration of the sum of One Dollar and no/100 (\$1.00), and other good and valuable consideration, to the Grantors in hand paid at and before the sealing of these presents by the Grantees, hereinafter named, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the following named Grantees, to-wit: a Fifty Percent (50%) interest to Richard Joseph Hajjar, Trustee of the Richard Joseph Hajjar Revocable Trust dated September 24, 2025, and a Fifty Percent (50%) interest to Richard Joseph Hajjar, Trustee of the Kathy Lee Hajjar Revocable Trust dated September 24, 2025, their successors and assigns forever, in fee simple, in the following described property:

See Attached Schedule A

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantees, their successors and assigns forever.

AND, the Grantors do hereby bind the Grantors, and the Grantors' heirs or assigns, personal representatives and administrators, to warrant and forever defend all and singular said premises unto

the Grantees and the Grantees' successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the execution hereof this 19th day of November, 2025.

Signed, Sealed and Delivered
in the Presence of:

1st Witness

Richard Hajjar

(SEAL)

2nd Witness

Kathy L. Hajjar

(SEAL)

1st Witness

2nd Witness

STATE OF ~~SOUTH CAROLINA~~

COUNTY OF Montgomery

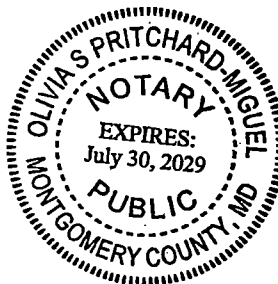
ACKNOWLEDGEMENT

I, Olivia Pritchard-Miguel, a Notary Public do hereby certify that the within named Grantors personally appeared before this day and acknowledge the due execution of the foregoing instrument.

WITNESS my hand and official seal this 19 day of November, 2025.

Notary Public for ~~South Carolina~~ Maryland
My Commission Expires: 7/30/2029

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Schedule A

All that certain piece, parcel or lot of land situate, lying and being in Township #7, Pawleys Island Section of the County of Georgetown, State of South Carolina, and shown as Lot 69 on a map of Pawleys Retreat, Ltd, Phase A, made by Sur-Tech, Incorporated, dated November 23, 1983, recorded in the Office of the Clerk of Court for Georgetown County in Plat Book 3 at Page 353, all of which will more fully and in detail appear by reference to said map, which is hereby made, pro tanto, a part and parcel hereof.

This being the same property conveyed to Richard Hajjar and Kathy L. Hajjar by Deed of Elizabeth W. Altman dated November 10, 2003, and recorded in the Office of the Register of Deeds for Georgetown County on November 10, 2003, in Deed Book 1443 at Page 117.

This conveyance is made subject to all other easements, conditions, covenants, restrictions and rights-of-way that are a matter of public record and/or actually existing upon the grounds affecting the above-described property.

Tax Map Number: 04-0187F-061-00-00

STATE OF SOUTH CAROLINA

)

Affidavit

COUNTY OF GREENVILLE

)

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

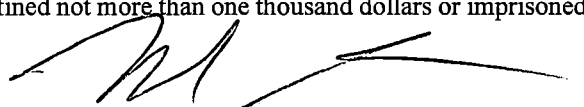
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 270 Watersedge Drive, Pawleys Island, SC 29585, bearing Georgetown County Parcel Number 04-0187F-061-00-00, was transferred by Richard Hajjar and Kathy L. Hajjar to Richard Joseph Hajjar as Trustee of the Richard Joseph Hajjar Revocable Trust and Richard Joseph Hajjar as Trustee of the Kathy Lee Hajjar Revocable Trust on November 19, 2025.
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) X exempt from the deed recording fee because (see information section of affidavit):
8 - Transfer to Trusts (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) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (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: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.
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 to before me this 2ND
day of DECEMBER, 2025



Notary Public for South Carolina
My Commission Expires: 1/10/2030

CRYSTAL SPLAWN



Responsible Person Connected with the Transaction

MICHAEL BRIDGES