Book 4931 Page 155

GEORGETOWN COUNTY, SC Marlene McConnell

Register of Deeds By: THERESA FREEMAN Clerk

2025012226 RECORDING FEES \$15.00 STATE TAX \$2379.00 COUNTY TAX 12-08-2025 \$1006.50 11:20 AM BK:RB 4931 PG:155-157

STATE OF SOUTH CAROLINA)

DEED TO REAL ESTATE

COUNTY OF GEORGETOWN) Deed prepare without benefit of title examination by preparing attorney

KNOW ALL MEN BY THESE PRESENTS, that William J. Mullican and Sandra L. Mullican, Trustees of The William and Sandra Mullican Living Trust Dated January 29, 2024 hereinafter called the "Grantors," in consideration of NINE HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars (\$915,000.00), 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 Jesse Benson Overton and Janet Rushton Overton, hereinafter called the "Grantees," as joint tenants with right of survivorship, and not as tenants in common, and the Grantees' heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property:

All that certain piece, parcel or lot of land located in Wachesaw Plantation, Georgetown County, South Carolina, shown and described as LOT NO. Six (6), on a plat entitled "Survey of Residential Lots in the Neighborhood Area of Hunters Wood for Wachesaw Plantation Limited Partnership", dated September 24, 1986, prepared by Sur-Tech, Incorporated, and certified to by Earl B. O'Brien, S.C. RLS # 10755, and recorded in the Office of the Register of Deeds for Georgetown County, South Carolina, in Plat Book 7 at Page 496.

SUBJECT to all covenants, restrictions and easements of record.

This being the same property conveyed to William J. Mullican and Sandra L. Mullican, Trustees of The William and Sandra Mullican Living Trust Dated January 29, 2024 by Deed of William J. Mullican and Sandra L. Mullican dated January 29, 2024 and recorded February 5, 2024 in Record Book 4628 at Page 243, in the Office of the ROD for Georgetown County, South Carolina.

GRANTEE'S ADDRESS: 220 Riggs Drive, Clemson, SC 29631 Portion TMS: 410-1820-006-00-00

TMS: 410-182D-006-00-00

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining to; TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the Grantees, as joint tenants with right of survivorship, and not as tenants in common, and the Grantees' heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND, the Grantors do hereby bind the Grantors, and the Grantors' successors, heirs and assigns, to warrant and forever defend all and singular the said premises unto the Grantees and the Grantees' heirs and assigns, against the Grantor and the Grantor's successors and/or assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the execution hereof this November 25, 2025.

The William and Sandra Mullican Living
Trust Dated January 29, 2024

Collar Mullican Trustee (L.S.)

1st Witness (Notary Signature)

William J. Mullican, Trustee

State Of South Carolina)

The foregoing Deed was acknowledged before me this November 25, 2025 by William J.

Mullican and Sandra L. Mullican, Trustees of The William and Sandra Mullican Living Trust

SWORN to before me this November 25, 2025.

My Commission Expires: 1-18-25

COUNTY OF GEORGETOWN)

Dated January 29, 2024, Grantors.

Notary Public for S.C Wendy A. Hardin

ACKNOWLEDGMENT

(L.S.)

STATE OF	SOUTH CAROLINA)
COUNTY	OF GEORGETOWN)

AFFIDAVIT

PERSON	IALLY 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 located at 4339 Hunters Wood Dr., Murrells Inlet, SC 29576, being in GEORGETOWN COUNTY, Tax Maj Number 410-182D-006-00-00, was transferred by William J. Mullican and Sandra L. Mullican, Trustees of The William and Sandra Mullican Living Trust Dated January 29, 2024 to Jesse Benson Overton and Janet Rushton Overton of December 8, 2025.	
3. (a) (b) stockholo (c)	Check one of the following: The deed is X 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 der, 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 (See Information section of affidavit);	
	t under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship are time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No	
4. affidavit) (a)	Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$915,000.00.*	
(b) .(c) property	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 tax purposes which is	
transfer a	Yes or No _X _ to the following: A lien or encumbrance existed on the land, tenement, or realty before the nd remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this cumbrance is:	
6. (a) (b) (c)	The deed recording fee is computed as follows: Place the amount listed in item 4 above here; \$915,000.00.* Place the amount listed in item 5 above here: 0 Subtract line 6(b) from Line 6(a) and place result here: \$915,000.00.*	
7. 8 3,385.5 0	The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:	
3. is: SELL	As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction ER	
	I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is	

The William and Sandra Mullican Living Trust Dated January 29, 2024

SWORN to before me this November 25, 2025.

one year, or both.

Notary Public for S.C. My_Commission Expires:___1-18-34

