

GEORGETOWN COUNTY, SC
Marlene McConnell
Register of Deeds
By: THERESA FREEMAN Clerk
2025012228 DEED
RECORDING FEES \$15.00
STATE TAX \$1362.40
COUNTY TAX \$576.40
12-08-2025 11:58 AM
BK:RB 4931 PG:180-182

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN) Deed prepared without benefit of title examination by preparing attorney

DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Robert F. Moriarty, Jr. as Personal Representative of The Estate of Susan F. Moriarty hereinafter called the "*Grantor*," in consideration of FIVE HUNDRED TWENTY FOUR THOUSAND AND 00/100 Dollars (\$524,000.00), to the Grantor in hand paid at and before the sealing of these presents by the Grantee hereinafter named, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Debra Adlis, hereinafter called the "*Grantee*" and the Grantee's heirs and assigns, forever, in fee simple, the following described property:

All and singular, that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in Murrells Inlet Township, County of Georgetown, State of South Carolina, being shown and designated as Lot 208, Section III, Stage 3, Sommersby at Executive Village IV, Wachesaw Plantation East Subdivision, being more particularly shown on that certain survey prepared for Wachesaw Development, LLC by Survey Technology, Inc., dated October 9, 1997, recorded May 5, 1999 in Plat Slide 308 at Page 6, Georgetown County Records; said plat being incorporated herein by reference as a part of this description.

This being the identical property conveyed to Robert F. Moriarty and Susan F. Moriarty by Deed from Emily Lynn McClain, dated March 28, 2017 and recorded April 3, 2017 in Book 3004 at Page 285 in the Office of Register of Deeds for Georgetown County, South Carolina. Robert F. Moriarty having passed on June 19, 2025 by evidence of Certificate of Death recorded June 27, 2025 in Book 4849 at Page 384. Susan F. Moriarty having passed by evidence of Georgetown County Probate Case No. 2025-ES-22-00391, Georgetown County records.

GRANTEE'S ADDRESS: 4631 Beauty Berry Court, Murrells Inlet, SC 29576

TMS: 41-0182F-208-00-00

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 Grantee, and the Grantee's heirs and assigns, forever, in fee simple.

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

WITNESS the execution hereof this December 3rd, 2025.

In The Presence Of:

Archie Penner
1st Witness

[Signature]
2nd Witness (Notary Sign here and below)

The Estate of Susan F. Moriarty

Robert F. Moriarty, Jr. (L.S.)
Robert F. Moriarty, Jr., Personal Representative

STATE OF VERMONT)

COUNTY OF *Barnington*)

ACKNOWLEDGMENT

The foregoing Deed was acknowledged before me this December 3rd, 2025 by Robert F. Moriarty, Jr. as Personal Representative of The Estate of Susan F. Moriarty, Grantor.

SWORN to before me this December 3rd, 2025.

[Signature] (L.S.)
Notary Public for Vermont

Christian Dickinson (L.S.)
Printed Name of Notary

My Commission Expires:

Notary Name: Christian L. Dickinson

CHRISTIAN L. DICKINSON
Notary Public, State of Vermont
My Commission Expires 01/31/26
Commission No. 157.0013492

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 located at 4631 Beauty Berry Ct, Murrells Inlet, SC 29576, being in GEORGETOWN COUNTY, Tax Map Number 41-0182F-208-00-00, was transferred by Robert F. Moriarty, Jr. as Personal Representative of The Estate of Susan F. Moriarty to Debra Adlis on December 4, 2025.
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 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$524,000.00.*
 - (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. 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: \$524,000.00.*
 - (b) Place the amount listed in item 5 above here: 0
 - (c) Subtract line 6(b) from Line 6(a) and place result here: \$524,000.00.*

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$1,938.80.**


8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **SELLER**

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.

The Estate of Susan F. Moriarty

 (L.S.)
Robert F. Moriarty, Jr. Personal Representative

SWORN to before me this December 3, 2025.

 (L.S.)

Notary Public for Vermont

My Commission Expires: 1-31-26

Notary Name: Christian L. Dickinson

