

GEORGETOWN COUNTY, SC

Marlene McConnell

Register of Deeds

By: THERESA FREEMAN Clerk

2025012222 DEED

RECORDING FEES \$15.00

STATE TAX \$6305.00

COUNTY TAX \$2667.50

12-08-2025 11:12 AM

BK:RB 4931 PG:128-133

Prepared By:
 Neill Law Firm, PA
 1727 Glenn's Bay Road
 Surfside Beach, SC 29575

STATE OF SOUTH CAROLINA

COUNTY OF GEORGETOWN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **Dane M. Mandriota and Jennifer M. Mandriota**, hereinafter Grantor(s), in the State aforesaid, for and in consideration of the sum of **TWO MILLION FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$2,425,000.00)**, unto us paid by **Best Holdings, LLC**, a South Carolina limited liability company, hereinafter Grantee(s), in the State aforesaid, 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 **Best Holdings, LLC, its successors and assigns**, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

***SEE ATTACHED PROPERTY DESCRIPTION
 INCORPORATED HEREIN***

Tax Map# 41-0112-084-00-00

Grantees' Address: 11 Bernwood Drive, Taylors, SC 29687

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the 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 premises before mentioned unto the said **Best Holdings, LLC, its successors and assigns**, forever, in fee simple, together with every contingent remainder and right of reversion.

AND the Grantors do hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **Best Holdings, LLC, its successors and assigns** forever, in fee simple, together with every contingent remainder and right of reversion against themselves and their heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

File # 25-1701

WITNESS our Hands and Seals this 18 day of **November** in the year of our Lord
2025.

Signed, Sealed And Delivered
 In The Presence Of:

Naseem Hamilton
 1st Witness

Dane M. Mandriota
 Dane M. Mandriota

[Signature]
 Notary

Jennifer M. Mandriota
 Jennifer M. Mandriota

STATE OF NEW YORK)
)
 COUNTY OF Suffolk)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that the above-signed Grantor(s), personally appeared before me this 18 day of **November, 2025** and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 18 day of **November, 2025.**

[Signature] (Seal)
 Notary Public for New York

Daniel Zimmerman
 Printed Name of Notary Public

My Commission Expires: 9/16/2028

DANIEL ZIMMERMAN
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01ZI0028570
 Qualified in Suffolk County
 My Commission Expires 09-16-2028

PROPERTY DESCRIPTION FOR DEED

ALL AND SINGULAR, all that certain piece, parcel or lot of land, with improvements thereon situate, lying and being in Number Seven (7) Township, County of Georgetown, State of South Carolina, and being more particularly shown and designated as Lot Fifteen (15) of Block Seventeen (17) on a map of a portion of Garden City made by Samuel M. Harper, RLS, dated April 30, 1958 and recorded in the office of the Register of Deeds for Georgetown County in Plat Book M at page 40. Said Lot, as appears on said map, measures in front on the high water mark of the Atlantic Ocean sixty (60') feet, the same on the rear line, and extends back in depth on each sideline two hundred (200') feet, and butts and bounds as follows: Northeast on Lot Number Fourteen (14) of Block Seventeen (17); Southeast on the high water mark of the Atlantic Ocean; Southwest on 10.13 walkway; and Northwest on Waccamaw Drive, as will more fully appear by reference to said map hereby made, pro tanto, a part and parcel hereof.

This being the identical property as conveyed to Dane M. Mandriota and Jennifer M. Mandriota by deed of Donna J. Tyler dated February 6, 2023 and recorded in Deed Book 4473 at Page 63, on February 8, 2023, Georgetown County Register of Deeds.

Tax Map # 41-0112-084-00-00

Property Address: 885 S. Waccamaw Drive, Murrells Inlet, SC 29576

OCEANFRONT PROPERTY DISCLOSURE STATEMENT

Pursuant to S.C. Code Ann. Section 48-39-330 (1988 Supp.) the Grantor discloses to the Grantee that the property or a portion thereof is or may be subject to statutory regulation imposed by the South Carolina Coastal Zone Act of 1977, S.C. Code Ann. Sections 48-39-10 et. seq. (1988 Supp.), as amended by The South Carolina Beach Management Act, S.C. Code Ann. Sections 48-39-270 et seq. (1988 Supp.), hereinafter collectively called "the Acts". The Acts involve, and may subject the property to, the creation and existence of baselines, setback lines, the velocity zone and an erosion rate, all as is more fully defined in the Acts. Part or all of the property is or may be located seaward of the setback line, the minimum setback line or baseline, and has an erosion rate, all as determined by the South Carolina Coastal Council on July 1, 1988. This information is more particularly shown on that certain plat prepared by Beasley Land Surveying, Inc. dated May 18, 2010, which plat is incorporated herein and made a part hereof by reference. All or part of the property is or may be within the velocity zone as determined by the Federal Emergency Management Agency. The Acts may also restrict the Grantee's right to build, repair or rebuild structures on the

property. No structure may be constructed seaward of the setback line without a permit issued by the South Carolina Coastal Council. Pursuant to the Acts, the locations or the baselines and setback lines are subject to change. The Methodology utilized in determining the exact location of the setback lines and baselines on the property and the currently applicable erosion rate may be obtained from the South Carolina Coastal Council. This methodology described above must be utilized in a case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines. The Grantor makes no representation to the Grantee concerning the location of such baselines, setback lines, or the velocity zone, the effect of such regulation on the property, or the accuracy of the foregoing disclosure.

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

STATE OF SOUTH CAROLINA

COUNTY OF GEORGETOWN

PERSONALLY appeared before me the undersigned, who being duly sworn, depose(s) and state(s):

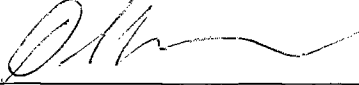
1. **Dane M. Mandriota and Jennifer M. Mandriota** have read the information on the back of this affidavit and understand such information.
2. The property being transferred is located at **885 South Waccamaw Drive, Murrells Inlet, SC 29576**, bearing Georgetown County Tax Map Number# **41-0112-084-00-00**, and was transferred by **Dane M. Mandriota and Jennifer M. Mandriota** to **Best Holdings, LLC** on **11/21/2025**.
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, please skip items 4 - 7, and go to item 8 of this affidavit.)

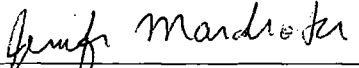
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$2,425,000.00**.
 - (b) The fee is computed on the fair 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:	<u>\$2,425,000.00</u>
(b) Place the amount listed in item 5 above here:	<u>\$ </u>
(If no amount is listed, place zero here.)	<u>\$ 0.00</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$2,425,000.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$8,972.50**.

8. As required by Code Section 12-24-70, we state that we are the responsible person(s) who were connected with the transaction as: Grantor(s).
9. We 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 no more than one year, or both.




Dane M. Mandriota



Jennifer M. Mandriota

SUBSCRIBED and sworn to before me this
18 day of **November, 2025**.



 Notary Public for New York (Seal)

Daniel Zimmerman
 Printed Name of Notary

My Commission Expires: 9/16/2028

DANIEL ZIMMERMAN
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 0121002070
 Qualified in Suffolk County
 My Commission Expires 09-16-2028