

**PREPARED BY MCGILL LAW FIRM, LLC
WITHOUT THE BENEFIT OF A TITLE
EXAMINATION.**

**Prepared by: Charles E. McGill, II, Esq.
McGill Law Firm, LLC
11000 Ocean Highway
Pawleys Island, SC 29585**

Grantee(s) Address: 127 Marsh Lake Dr.
Georgetown SC 29440

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That, **ERIC G. ARMSTRONG ("Grantor")**,
for and in consideration of the sum of **TWO MILLION EIGHT HUNDRED THOUSAND AND
00/100 (\$2,800,000.00) Dollars**, to me in hand paid at and before the sealing of these presents by
WILLIAM CLAYTON GEARY, II AND ANNE MARIE HARPER GEARY ("Grantees"), the
receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released,
and by these presents does grant, bargain, sell and release, subject to all covenants, conditions,
restrictions, easements, and other matters of record, unto the said William Clayton Geary, II and Anne
Marie Harper Geary, as joint tenants with rights of survivorship, and not as tenants in common, their
heirs and assigns forever, the following described real property, to-wit:

ALL that certain parcel or lot of land, situate, lying and being in the County of
Georgetown, State of South Carolina, being more particularly shown and delineated
as Lot Number 22, Block 4, Prospect Place, as shown on a plat entitled "MAP OF
PROSPECT PLACE, A SUBPARCEL OF DEBORDIEU COLONY CLUB
SUBDIVISION OWNED BY THE DEBORDIEU CORPORATION," prepared by
Samuel M. Harper, RLS, revised April 11, 1974, and filed of record in the Office of
the Register of Deeds for Georgetown County in Plat Book Z at Page 63.

ALSO: ALL that certain parcel or portion of "Undivided Land" lying, being and
situate in Tax District No. Four, County of Georgetown, State of South Carolina,
formed by an extension of the side property lines of Lot Number 22, Block 4, Prospect
Place, as shown on a plat entitled "MAP OF PROSPECT PLACE, A SUBPARCEL

2025012236



DEED
RECORDING FEES \$15.00
STATE TAX \$7280.00
COUNTY TAX \$3080.00

PRESENTED & RECORDED:

12-08-2025 01:02 PM

MARLENE MCCONNELL

REGISTER OF DEEDS

GEORGETOWN COUNTY, SC

BY: KALIEGH MORRIS CLERK

BK: RB 4931

PG: 236 - 239

Hal M Strange

OF DEBORDIEU COLONY CLUB SUBDIVISION," prepared by Samuel M. Harper, RLS, dated January 3, 1973, as revised and recorded in the Office of the Register of Deeds for Georgetown County in Plat Book Z at Page 63, to the edge of the mean high water mark of abutting tidal waters, and being the property which lies between an extension of the side property lines of the aforementioned lot, and the rear property line of the aforementioned lot as shown on the plat incorporated within the deed transferring the aforementioned lot from either The DeBordieu Corporation, or North Inlet Corporation, and the mean high water mark of abutting tidal waters.

This being the identical property conveyed to Eric G. Armstrong by Limited Warranty Deed of William S. Armstrong and Richard J. Armstrong, as Trustees of the Eleanor Shaul Armstrong Revocable Trust u/t/a March 17, 2005, dated December 17, 2014 and recorded December 17, 2014 in Record Book 2488 at Page 5; by Quit Claim Deed of William S. Armstrong dated December 17, 2014 and recorded December 17, 2014 in Record Book 2488 at Page 10; and by Quit Claim Deed of Richard J. Armstrong dated December 17, 2014 and recorded December 17, 2014 in Record Book 2488 at Page 15 in the Office of the Register of Deeds for Georgetown County, South Carolina.

TMS#: 04-0191-049-00-00

This conveyance shall also include all of Grantor's right, title and interest in and to the bulk head, ramp, fixed dock and any floating dock located on or which attaches to the above described 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 William Clayton Geary, II and Anne Marie Harper Geary, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns, forever.

And the said Eric G. Armstrong does hereby bind himself and his heirs and assigns to warrant and forever defend, all and singular, the said premises unto the said William Clayton Geary, II and Anne Marie Harper Geary, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns forever, from and against himself, and his heirs and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal on this 6 day of December, 2025.


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

1st Witness Signature

Printed Name: Fred Brown MCA

2nd Witness Signature

Printed Name: Charles E. McGill, Jr.

 (SEAL)
Eric G. Armstrong

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ACKNOWLEDGEMENT

The foregoing document was acknowledged before me this 6 day of December, 2025 by Eric G. Armstrong.

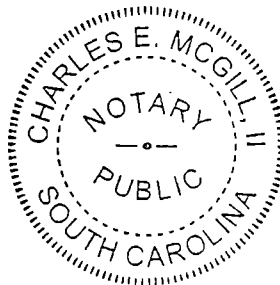
Signature of Notary

Notary Public for State of South Carolina

Printed Name: Charles E. McGinn, Jr

My Commission Expires: 2/8/33

AFFIX NOTARY SEAL



STATE OF SOUTH CAROLINA

)

AFFIDAVIT

)

COUNTY OF GEORGETOWN

)

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 known as 119 Prospect Point Loop, Georgetown, SC 29440 (Lot 22, Block 4, Prospect Place, DeBordieu Colony Club Subdivision), bearing Georgetown County Tax Map No. 04-0191-049-00-00 to Grantees.
3. Check one of the following:
 - (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) ☐ exempt from the deed recording fee because: 12-24-40(1) (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.
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$2,800,000.00**.
 - (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 ☒ 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: **\$ 2,800,000.00**
 - (b) ☐ Place the amount listed in item 5 above here:
(If no amount is listed, place zero here).
 - (c) ☒ Subtract line 6(b) from 6(a) and place here. **\$ 2,800,000.00**
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is **\$10,360.00.**
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 further 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

6 day of December, 2025.


Cash

Notary Public for State of South Carolina

My Commission Expires: 2/8/33

Printed Name: Charles E. McVitt, Jr.
(AFFIX NOTARY SEAL)

(AFFIX NOTARY SEAL)

his affidavit who willfully furnishes a false or fraudulent affidavit
not be fined not more than one thousand dollars or imprisoned not

(SEAL)
Eric G. Armstrong

