

Marlene McConnell

Register of Deeds

By: JENNIFER RADER Clerk

2025012237 DEED

RECORDING FEES	\$15.00
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STATE TAX	\$1186.90
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COUNTY TAX	\$502.15
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12-08-2025 01:05 PM

BK:RB 4931 PG:240-246

**Return to: Jenkinson Kellahan & Thompson, PA
File #25-14205
P.O. Drawer 669
Kingstree, SC 29556**

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Maryville Partners, Inc.**, a South Carolina corporation, in consideration of the sum of ----- **Four Hundred Fifty-Six Thousand, Three Hundred Seventy-Two and 00/100 (\$456,372.00) Dollars** ----- to it in hand paid at and before the sealing by these presents by **Starsing LLC**, a North Carolina limited liability company, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said, **Starsing LLC**, its Successors and Assigns, the following real property:

All that certain piece, parcel, or lot of land, situate, lying and being in Tax District No. 5, City of Georgetown, County of Georgetown, State of South Carolina, and designated as **Lot 9** on the subdivision plat entitled “Plat of several tracts of land located in the City of Georgetown showing a proposed subdivision to be known as “Craven’s Grant on Winyah Bay” surveyed at the request of Maryville Partners, Inc. by Kellahan and Associates, William N. Kellahan, Jr., RLS, dated March 8, 2006, and revised April 5, 2006, and recorded in the Office of the Register of Deeds for Georgetown County in Plat Book 596 at pages 1-5. Said plat is incorporated herein by reference.

Said lot or lots are also subject to the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Craven's Grant on Winyah Bay, executed by Maryville Partners, Inc., dated and recorded June 12, 2006, in the Office of the Register of Deeds for Georgetown County in Deed Book 57 at Page 224, as amended, and as may from time to time be amended by instruments of record. This document is expressly incorporated herein by reference as it

establishes the community association and includes provisions for property rights, assessments, association powers, architectural control and the association by-laws.

This lot is the identical lot conveyed to Maryville Partners, Inc., by deed from Christine E. Brimm dated November 17, 2011, and recorded November 21, 2011, in the Office of the Register of Deeds for Georgetown County in Book 1791 at page 76.

TMS: 05-0037A-009-00-00

ALSO:

All that certain piece, parcel, or lot of land, situate, lying and being in Tax District No. 5, City of Georgetown, County of Georgetown, State of South Carolina, and designated as **Lot 12** on the subdivision plat entitled "Plat of several tracts of land located in the City of Georgetown showing a proposed subdivision to be known as "Craven's Grant on Winyah Bay" surveyed at the request of Maryville Partners, Inc. by Kellahan and Associates, William N. Kellahan, Jr., RLS, dated March 8, 2006, and revised April 5, 2006, and recorded in the Office of the Register of Deeds for Georgetown County in Plat Book 596 at pages 1-5. Said plat is incorporated herein by reference.

Said lot or lots are also subject to the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Craven's Grant on Winyah Bay, executed by Maryville Partners, Inc., dated and recorded June 12, 2006, in the Office of the Register of Deeds for Georgetown County in Deed Book 57 at Page 224, as amended, and as may from time to time be amended by instruments of record. This document is expressly incorporated herein by reference as it establishes the community association and includes provisions for property rights, assessments, association powers, architectural control and the association by-laws.

This lot is the identical lot conveyed to Maryville Partners, Inc., by deed from Wells Fargo Bank, NA as successor by merger to Wachovia Bank, National Association, dated December 27, 2010, and recorded March 7, 2011, in the Office of the Register of Deeds for Georgetown County in Book 1646 at page 128.

TMS: 05-0037A-012-00-00

ALSO:

All that certain piece, parcel, or lot of land, situate, lying and being in Tax District No. 5, City of Georgetown, County of Georgetown, State of South Carolina, and designated as **Lot 14** on the subdivision plat entitled "Plat of several tracts of land located in the City of Georgetown showing a proposed subdivision to be known

as "Craven's Grant on Winyah Bay" surveyed at the request of Maryville Partners, Inc. by Kellahan and Associates, William N. Kellahan, Jr., RLS, dated March 8, 2006, and revised April 5, 2006, and recorded in the Office of the Register of Deeds for Georgetown County in Plat Book 596 at pages 1-5. Said plat is incorporated herein by reference.

Said lot or lots are also subject to the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Craven's Grant on Winyah Bay, executed by Maryville Partners, Inc., dated and recorded June 12, 2006, in the Office of the Register of Deeds for Georgetown County in Deed Book 57 at Page 224, as amended, and as may from time to time be amended by instruments of record. This document is expressly incorporated herein by reference as it establishes the community association and includes provisions for property rights, assessments, association powers, architectural control and the association by-laws.

This lot is the identical lot conveyed to Maryville Partners, Inc. by deed from Woodridge Investments, LP, dated November 15, 2012, and recorded November 20, 2002, in the Office of the Register of Deeds for Georgetown County in Book 2028 at page 253.

TMS: 05-0037A-014-00-00

ALSO:

All that certain piece, parcel, or lot of land, situate, lying and being in Tax District No. 5, City of Georgetown, County of Georgetown, State of South Carolina, and designated as **Lot 20** on the subdivision plat entitled "Plat of several tracts of land located in the City of Georgetown showing a proposed subdivision to be known as "Craven's Grant on Winyah Bay" surveyed at the request of Maryville Partners, Inc. by Kellahan and Associates, William N. Kellahan, Jr., RLS, dated March 8, 2006, and revised April 5, 2006, and recorded in the Office of the Register of Deeds for Georgetown County in Plat Book 596 at pages 1-5. Said plat is incorporated herein by reference.

Said lot or lots are also subject to the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Craven's Grant on Winyah Bay, executed by Maryville Partners, Inc., dated and recorded June 12, 2006, in the Office of the Register of Deeds for Georgetown County in Deed Book 57 at Page 224, as amended, and as may from time to time be amended by instruments of record. This document is expressly incorporated herein by reference as it establishes the community association and includes provisions for property rights, assessments, association powers, architectural control and the association by-laws.

This lot is the identical lot conveyed to Maryville Partners, Inc. by deed from

Bank of America, NA, dated and recorded January 27, 2011, in the Office of the Register of Deeds for Georgetown County in Book 1623 at page 353.

TMS: 05-0037A-020-00-00

ALSO:

All that certain piece, parcel, or lot of land, situate, lying and being in Tax District No. 5, City of Georgetown, County of Georgetown, State of South Carolina, and designated as **Lot 23** on the subdivision plat entitled "Plat of several tracts of land located in the City of Georgetown showing a proposed subdivision to be known as "Craven's Grant on Winyah Bay" surveyed at the request of Maryville Partners, Inc. by Kellahan and Associates, William N. Kellahan, Jr., RLS, dated March 8, 2006, and revised April 5, 2006, and recorded in the Office of the Register of Deeds for Georgetown County in Plat Book 596 at pages 1-5. Said plat is incorporated herein by reference.

Said lot or lots are also subject to the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Craven's Grant on Winyah Bay, executed by Maryville Partners, Inc., dated and recorded June 12, 2006, in the Office of the Register of Deeds for Georgetown County in Deed Book 57 at Page 224, as amended, and as may from time to time be amended by instruments of record. This document is expressly incorporated herein by reference as it establishes the community association and includes provisions for property rights, assessments, association powers, architectural control and the association by-laws.

This lot was conveyed to Maryville Partners, Inc., by deed from Bank of America, N.A., dated April 15, 2014, and recorded May 7, 2014, in the Office of the Register of Deeds for Georgetown County in Book 2358 at page 158.

TMS: 05-0037A-023-00-00

ALSO:

All that certain piece, parcel, or lot of land, situate, lying and being in Tax District No. 5, City of Georgetown, County of Georgetown, State of South Carolina, and designated as **Lot 76** on the subdivision plat entitled "Plat of several tracts of land located in the City of Georgetown showing a proposed subdivision to be known as "Craven's Grant on Winyah Bay" surveyed at the request of Maryville Partners, Inc. by Kellahan and Associates, William N. Kellahan, Jr., RLS, dated March 8, 2006, and revised April 5, 2006, and recorded in the Office of the Register of Deeds for Georgetown County in Plat Book 596 at pages 1-5. Said plat is incorporated herein by reference.

Said lot or lots are also subject to the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Craven's Grant on Winyah Bay, executed by Maryville Partners, Inc., dated and recorded June 12, 2006, in the Office of the Register of Deeds for Georgetown County in Deed Book 57 at Page 224, as amended, and as may from time to time be amended by instruments of record. This document is expressly incorporated herein by reference as it establishes the community association and includes provisions for property rights, assessments, association powers, architectural control and the association by-laws.

This lot is the identical lot conveyed to Maryville Partners, Inc., by deed from Branch Banking & Trust Company dated and recorded January 27, 2012, in the Office of the Register of Deeds for Georgetown County in Book 1828 at page 311.

TMS: 05-0037A-076-00-00

Grantee's Address: 3409 Meadow Bluff Drive, Charlotte, NC 28226

WHEREAS this sale is subject to all covenants and restrictions of record (provided they do not make the title unmarketable) and to all government statutes, ordinances, rules and regulations.

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 Starsing LLC, its Successors and Assigns forever.

And the Grantor does hereby bind itself and its Successors, to warrant and forever defend, all and singular, the said Premises unto the said Starsing LLC, its Successors and Assigns forever, from and against itself and its Successors.

WITNESS the Grantor's Hand and Seal this 5th day of December, 2025.

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

[Signature]
[Signature]

Maryville Partners, Inc., a South Carolina
Corporation

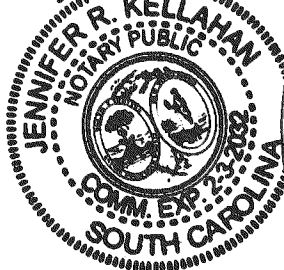
By [Signature]
Kenneth R. Kellahan, Manager

STATE OF SOUTH CAROLINA

COUNTY OF WILLIAMSBURG

I, Jennifer R. Kellahan, Notary Public for the State of South
Carolina do hereby certify that Kenneth R. Kellahan, authorized Manager for Maryville Partners,
Inc. personally appeared before me this day and acknowledged the due execution of the
foregoing instrument.

Witness my hand and official seal this 5 day of December, 2025.



[Signature]
Notary Public for the State of South Carolina
My commission expires: 2/3/2022.
(SEAL)

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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. That the property being transferred is bearing Georgetown County Tax Map Number 05-0037A-009-00-00, 05-0037A-012-00-00, 05-0037A-014-00-00, 05-0037A-020-00-00, 05-0037A-023-00-00, and 05-0037A-076-00-00 and were transferred by Maryville Partners, Inc. to Starsing LLC on December 5, 2025.
3. Check one of the following: The deed is
 - (a) XX 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)

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) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$456,372.00**
- (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 XX to the following: A lien or encumbrances 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 fortified 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: **\$456,372.00**
 - (b) Place the amount listed in item 5 above here:
(If no amount is listed place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: **\$456,372.00**

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$1,689.05.**

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

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.

Maryville Partners, Inc., a South Carolina Corporation

By: Kenneth R. Kellahan, mgr.
 Kenneth R. Kellahan, Manager

SWORN to before me this 5th day of Dec, 2025

Kenneth R. Kellahan (SEAL)

Notary Public for State of South Carolina

Printed Name of Notary: Kenneth R. Kellahan

My Commission Expires: 3/5/26