

2025012232

DEED

RECORDING FEES

\$15.00

STATE TAX

\$1791.40

COUNTY TAX

\$757.90

PRESENTED & RECORDED:

12-08-2025 12:33 PM**MARLENE MCCONNELL**

REGISTER OF DEEDS

GEORGETOWN COUNTY, SC

BY: JENNIFER RADER CLERK

BK: RB 4931**PG: 215 - 219**

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE

COUNTY OF GEORGETOWN)

)

phelan

KNOW ALL MEN BY THESE PRESENTS, THAT I, Karen Elizabeth Herndon, for and in consideration of the sum of Six Hundred Eighty Nine Thousand and 00/100 (\$689,000.00) Dollars, to me in hand paid at and before the sealing of these Presents by Lori A. Ryb, 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 Lori A. Ryb, her heirs and assigns, forever, the following described real property, to wit:

All that certain piece, parcel, or lot of land, shown as "UNIT 1C1, 2,399 sq ft. 0.06 acres" on a plat entitled "(RECORDABLE) AS-BUILT SURVEY OF TOWNHOUSES 1C1, 1C2, 2C1 & 2C2, PHASE 1, TUCKER'S WOODS LOCATED IN PAWLEYS ISLAND, GEORGETOWN COUNTY, SC FOR/OWNED BY TUCKER'S WOODS, LLC, 24 AVENUE OF LIVE OAKS PAWLEYS ISLAND, SC 29585", prepared by E.T.S. Engineering and Technical Services, Inc., dated May 6, 2008, and filed of record May 7, 2008, in the Office of the Register of Deeds for the County of Georgetown in Plat Slide 675 at Page 1, the aforementioned properties having such size, shape, dimensions, butts and bounds as shown on the plat referenced above.

It is expressly understood and agreed the property described above is made subject to the terms and conditions contained in the Declaration of Covenants, Conditions, and Restrictions For TUCKER'S WOODS, dated April 19, 2006, and filed of record April 19, 2006, in the Office of the Register of Deeds for the County of Georgetown in Deed Book 1809 at Page 43, and the BYLAWS for TUCKER'S WOODS TOWNHOUSE ASSOCIATION, INC. dated April 26, 2006, and filed of record April 27, 2006, in the Office of the Register of Deeds for the County of Georgetown in Deed Book 1813 at Page 201, et seq.

Also:

A nonexclusive easement of ingress and egress over and across the roadways as they now exist or may hereafter exist leading from the property described above to River Road; this easement being appurtenant to and running with the real property described above and being subject to the conditions contained in this Indenture Deed.

This conveyance is made subject to any and all applicable covenants, restrictions and easements of record.

This being the same property conveyed to Karen Elizabeth Herndon by Deed of Bonnie R. David dated May 27, 2022 and recorded in the Office of the Register of Deeds for Georgetown County on May 31, 2022 in Record Book 4361 at Page 166.

TMS# 04-0180A-040-02-21

GRANTEE(S) ADDRESS: 346 Tuckers Road, Unit A, Pawleys Island, SC 29585

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 **Lori A. Ryb**, her heirs and assigns, forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Lori A. Ryb**, her heirs and assigns, forever, absolutely and in fee simple, against myself and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 8th day of December, 2025.

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

Kristen McKee
Witness #1

S.T. Phelan
Witness #2

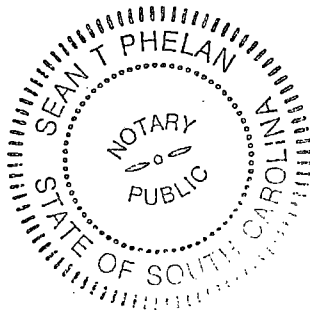
Karen Elizabeth Herndon
Karen Elizabeth Herndon

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

I, Sean T. Phelan a Notary Public for the State of South Carolina, do hereby certify that Karen Elizabeth Herndon (the Grantor herein), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 8th day of December, 2025.



S.T. Phelan
Notary Public for South Carolina
My Commission Expires: 1128135
(SEAL)

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

AFFIDAVIT OF TRUE CONSIDERATION

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

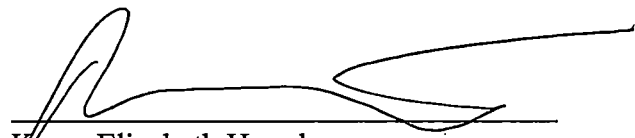
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 346 Tuckers Road, Unit A, Pawleys Island, SC 29585, TMS# 04-0180A-040-02-21, was transferred by Karen Elizabeth Herndon to Lori A. Ryb.
3. Check one of the following: The deed is:
 - (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 (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) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$689,000.00.
 - (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.

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: \$689,000.00
 - (b) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here.) _____
 - (c) Subtract line 6(b) from Line 6(a) and place result here: \$689,000.00
7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is: \$2,549.30
8. As required by Code Section 12-24-70, I state that I am a responsible person who 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.


 Karen Elizabeth Herndon
 Grantor

SWORN to before me this
8th day of December, 2025


 Notary Public of South Carolina
 Name: Sean T. Phelan
 My Commission Expires: 1/28/36
 (Seal)

