

**2025012248**

DEED

RECORDING FEES  
EXEMPT

\$15.00

PRESENTED &amp; RECORDED:

**12-08-2025 03:12 PM****MARLENE MCCONNELL**

REGISTER OF DEEDS

GEORGETOWN COUNTY, SC

BY: JENNIFER RADER CLERK

**BK: RB 4931****PG: 302 - 305**

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GEORGETOWN )

**QUIT-CLAIM DEED**

Strange

**WHEREAS**, I conveyed the below described property to William Clayton Geary, II and Anne Marie Harper Geary by Deed recorded December 8, 2025 in Record Book 4931 at Page 236; and

**WHEREAS**, shortly after the recordation of the aforesaid Deed I received and recorded on December 8, 2025, a Quitclaim Deed from William S. Armstrong and Richard J. Armstrong, as Trustees of the Armstrong Family Trust to myself for any interest, if any, said Trustees and Trust had in the below described property; and

**WHEREAS**, it is my intention to convey by this Quit-Claim Deed any interest, if any, I acquired by virtue of the aforesaid Quit-Claim Deed from William S. Armstrong and Richard J. Armstrong, as Trustees of the Armstrong Family Trust.

**KNOW ALL MEN BY THESE PRESENTS**, I, **ERIC G. ARMSTRONG**, for and in consideration of the premises and also in consideration of the sum of Five And No/100 (\$5.00) Dollars to me in hand paid at and before the sealing and delivery of these presents by **WILLIAM CLAYTON GEARY, II and ANNE MARIE HARPER GEARY**, the receipt whereof is hereby acknowledged, have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said **WILLIAM CLAYTON GEARY, II and ANNE MARIE HARPER GEARY**, their heirs and assigns, forever, the following described real property:

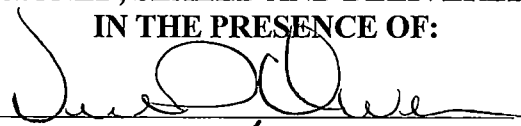

***See Attached Exhibit "A"***

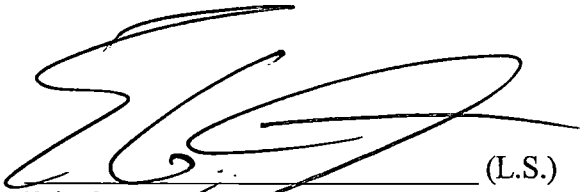
**TOGETHER** with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

**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, his heirs and assigns, forever.**

WITNESS my Hand and Seal this 8<sup>th</sup> day of December in the year of our Lord two thousand and twenty-five (2025).

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

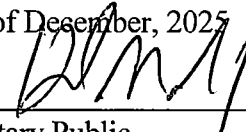
  
Eric G. Armstrong (L.S.)

STATE OF SOUTH CAROLINA )  
COUNTY OF GEORGETOWN )

**ACKNOWLEDGMENT**

I, Hal M. Strange, a Notary Public for the State of South Carolina, do hereby certify that Eric G. Armstrong personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 8<sup>th</sup> day of December, 2025

  
Notary Public  
My Commission expires: 3/23/27

**GRANTEE'S ADDRESS:**  
127 Marsh Lake Drive  
Georgetown, SC 29440

**Exhibit "A"****Legal Description**

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.

-and-

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 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, 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.

TMS No. 04-0191-049-00-00

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. The property being transferred is located in Georgetown County, TMS #04-0191-049-00-00 and was transferred by Eric G. Armstrong to William Clayton Geary, II and Anne Marie Harper Geary.
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): # 1  
 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 ☐

\*Consideration less than \$100

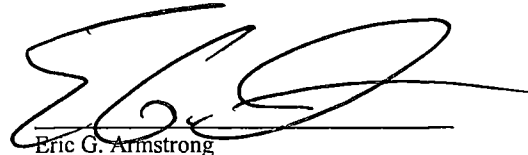
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this section of this affidavit.):
  - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$\_\_\_\_\_.
  - (b) ☐ The fee is computed 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:	\$_____
(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:	\$_____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$N/A.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantee
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.

Sworn to before me this 8<sup>th</sup>  
 day of December 2025

Notary Public

My Commission Expires: 3/23/27

  
 Eric G. Armstrong

(Seal)