

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

**Grantee(s) Address: 105 Henry Middleton Boulevard**  
**Myrtle Beach, SC 29588**

GEORGETOWN COUNTY, SC  
 Marlene McConnell  
 Register of Deeds  
 By: THERESA FREEMAN Clerk  
 2025012243 DEED  
 RECORDING FEES \$15.00  
 STATE TAX \$351.00  
 COUNTY TAX \$148.50  
 12-08-2025 02:31 PM  
 BK:RB 4931 PG:269-272

STATE OF SOUTH CAROLINA	)	
	)	TITLE TO REAL ESTATE
COUNTY OF GEORGETOWN	)	

KNOW ALL MEN BY THESE PRESENTS, That, **JEREMY RYALS AND NATASHA E. RYALS (“Grantor”)**, for and in consideration of the sum of **ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$135,000.00) Dollars**, to us in hand paid at and before the sealing of these presents by **BCG LAND HOLDINGS, LLC (“Grantee”)**, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to all covenants, conditions, restrictions, easements, and other matters of record, unto the said BCG Land Holdings, LLC, its successors and assigns forever, the following described real property, to-wit:

ALL THAT certain parcel of land situated in the County of Georgetown, State of South Carolina, being known and designated as UNIT D, BUILDING 1, INLET GARDENS, on that certain plat prepared for David O. Gordon by Sur-Tech, Incorporated, dated August 24, 1984, and recorded in the Office of the Register of Deeds (formerly Clerk of Court) for Georgetown County, South Carolina in Plat Book 4 at Page 492, reference to which is craved as forming a part and parcel of this description.

This being the identical property conveyed to Jeremy Ryals and Natasha E. Ryals by deed of Michael K. Ryals, Jeremy Ryals and Natasha E. Ryals dated November 6, 2020 and recorded December 1, 2020 in Record Book 3957 at Page 345; re-recorded December 23, 2020 in Record Book 3980 at Page 193, in the Office of the Register of Deeds for Georgetown County, South Carolina.

TMS#: 41-0125-001-04-00

**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 BCG Land Holdings, LLC, its successors and assigns, forever.

And the said Jeremy Ryals and Natasha E. Ryals do hereby bind themselves, and their heirs and assigns to warrant and forever defend, all and singular, the said premises unto the said BCG Land Holdings, LLC, its successors and assigns forever, from and against themselves, and their heirs and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

**[SIGNATURES TO FOLLOW ON NEXT PAGE]**

IN WITNESS WHEREOF the Grantors have hereunto set their hand and seal on this 17 day of March, 2025.

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

<p><u><i>[Signature]</i></u>  <b>1<sup>st</sup> Witness Signature</b>  <b>Printed Name:</b> <u>Janet Plucas</u></p>	<p><u><i>[Signature]</i></u> (SEAL)  <b>Jeremy Ryals</b></p>
<p><u><i>[Signature]</i></u>  <b>2<sup>nd</sup> Witness Signature</b>  <b>Printed Name:</b> <u>Charles E. McGill, II</u></p>	<p><u><i>[Signature]</i></u> (SEAL)  <b>Natasha E. Ryals</b></p>

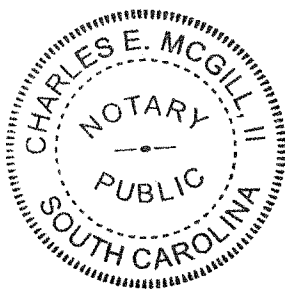
STATE OF SOUTH CAROLINA            )  
   )  
 COUNTY OF GEORGETOWN            )

ACKNOWLEDGEMENT

The foregoing document was acknowledged before me this 17 day of March, 2025 by Jeremy Ryals and Natasha E. Ryals.

*[Signature]*  
 Signature of Notary  
 Notary Public for State of South Carolina  
**Printed Name:** Charles E. McGill, II  
**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 5189 Inlet Garden Court, Murrells Inlet, SC 29576 (Unit D Inlet Gardens), bearing Georgetown County Tax Map No. 41-0125-001-04-00 to Grantee.
3. Check one of the following:
  - (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: 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)   X   The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$135,000.00**.
  - (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. (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)   X   Place the amount listed in item 4 above here: **\$ 135,000.00**
  - (b)        Place the amount listed in item 5 above here:  
(If no amount is listed, place zero here).
  - (c)   X   Subtract line 6(b) from 6(a) and place here. **\$ 135,000.00**
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is **\$499.50**.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors.
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  
17 day of March, 2025.

Notary Public for State of South Carolina

My Commission Expires: 2-8-33

Printed Name: Charles E. McGill II  
 (AFFIX NOTARY SEAL)

Jeremy Ryals (SEAL)

Natasha E. Ryals (SEAL)

