

GEORGETOWN COUNTY, SC

Book 4924 Page 53

GEORGETOWN COUNTY, SC

Marlene McConnell

Marlene McConnell

Register of Deeds

Register of Deeds

By: THERESA FREEMAN Clerk

By: KALIEGH MORRIS Clerk

2025012254 DEED

2025011630 DEED

RECORDING FEES \$15.00

RECORDING FEES \$15.00

EXEMPT

EXEMPT

12-08-2025 03:37 PM

11-19-2025 03:31 PM

BK:RB 4931 PG:348-352

BK:RB 4924 PG:53-56

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

TITLE TO REAL ESTATE
*re-record to correct
 Grantees name*

KNOW ALL MEN BY THESE PRESENTS, That I, AZIN JAHANBAKHS, in the State aforesaid, for and in consideration of the sum of FIVE AND 00/100 (\$5.00) DOLLARS AND LOVE AND AFFECTION, to me in hand received at and before the sealing of these presents by KEON JAHANBAKHS, MATEEN JAHANBAKHS AND *Janelle* BRIGGS JAHANBAKHS, in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said AZIN JAHANBAKHS, FOR AND DURING HIS NATURAL LIFE AND, UPON HIS DEATH, THEN UNTO KEON JAHANBAKHS, MATEEN JAHANBAKHS AND *Janelle* BRIGGS JAHANBAKHS, (hereinafter "Grantees"), as Joint Tenants with Rights of Survivorship and not as Tenants in Common, their Heirs and Assigns forever, the following described property, to-wit:

All those certain pieces, parcels or tracts of land lying, being and situate in the County of Georgetown, State of South Carolina, being shown and designated as Tracts 1, 2, 3 and 4 as shown on that certain "Plat of 5 Tracts in the Sampit Community Owned by Eunice McKenzie", dated December 28, 2013, prepared by Kevin Wilson, P.L.S. and recorded in the Office of the Register of Deeds for Georgetown County on March 31, 2014 in Record Book 2337 at Page 301. Said tracts having such size, shape, distances, courses, measurements, buttings and boundings as will appear by reference to said plat, which is hereby made, a part and parcel hereof.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

TITLE TO REAL ESTATE

*re record to correct
 grantee's name*

KNOW ALL MEN BY THESE PRESENTS, That I, AZIN JAHANBAKHS, in the State aforesaid, for and in consideration of the sum of **FIVE AND 00/100 (\$5.00) DOLLARS AND LOVE AND AFFECTION**, to me in hand received at and before the sealing of these presents by **KEON JAHANBAKHS, MATEEN JAHANBAKHS AND Janelle BRIGGS JAHANBAKHS**, in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **AZIN JAHANBAKHS, FOR AND DURING HIS NATURAL LIFE AND, UPON HIS DEATH, THEN UNTO KEON JAHANBAKHS, MATEEN JAHANBAKHS AND Janelle BRIGGS JAHANBAKHS**, (hereinafter "Grantees"), as Joint Tenants with Rights of Survivorship and not as Tenants in Common, their Heirs and Assigns forever, the following described property, to-wit:

All those certain pieces, parcels or tracts of land lying, being and situate in the County of Georgetown, State of South Carolina, being shown and designated as Tracts 1, 2, 3 and 4 as shown on that certain "Plat of 5 Tracts in the Sampit Community Owned by Eunice McKenzie", dated December 28, 2013, prepared by Kevin Wilson, P.L.S. and recorded in the Office of the Register of Deeds for Georgetown County on March 31, 2014 in Record Book 2337 at Page 301. Said tracts having such size, shape, distances, courses, measurements, buttings and boundings as will appear by reference to said plat, which is hereby made, a part and parcel hereof.

This being the same premises conveyed unto the Grantor herein by Deed of Winston McKenzie Rentals, LLC dated July 12, 2023 and recorded in the Office of the Register of Deeds for Georgetown County on July 13, 2023 in Record Book 4545 at Page 483.

Tax Map Number: 01-0425-043-22-00

Grantee's Address: 2312 Old Charleston Road, Georgetown, SC 29440

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 Premises before mentioned unto the said **GRANTEES, as Joint Tenants with Rights of Survivorship and not as Tenants in Common**, their 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 **GRANTEES, as Joint Tenants with Rights of Survivorship and not as Tenants in Common**, their Heirs and Assigns, against me and my Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal, this 14 day of November, in the year of our Lord Two Thousand Twenty-Five (2025).

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Allison Weiler

Azin Jahanebakhs (Seal)
AZIN JAHANBAKHS

Donna M. Poirer

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 14 day of November, 2025 by AZIN JAHANBAKHS.

Donna M. Poirer (Seal)

Notary Public for South Carolina

My Commission Expires: 11/16/28

Printed Name of Notary Public: Donna M. Poirer

STATE OF SOUTH CAROLINA)
 COUNTY OF GEORGETOWN)

AFFIDAVIT OF CONSIDERATION

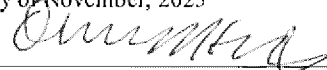
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property described in the attached deed was transferred by the Grantor herein to the Grantee herein on November 19, 2025
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) xx Exempt from the deed recording fee because (See Information section of affidavit):
Consideration Under \$100.00
 (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 (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 \$
 - (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. 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.)	\$ -0-
(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 & the deed recording due is: \$
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
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.


 _____ (Seal)
 Robert H. O'Donnell
 Attorney

SWORN to before me this 19
 Day of November, 2025


 _____ (Seal)
 Notary Public for South Carolina
 Donna M. Price
 My Commission Expires: 11/1/2028