
**2025012257**

DEED NO FEE

RECORDING FEES

\$0.00

PRESENTED & RECORDED:

12-08-2025 04:27 PM**MARLENE MCCONNELL**

REGISTER OF DEEDS

GEORGETOWN COUNTY, SC

BY: JENNIFER RADER CLERK

BK: RB 4931**PG: 359 - 364***Georgetown
County*

STATE OF SOUTH CAROLINA)
 COUNTY OF GEORGETOWN)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT, Esperanza B. Hernandez & Felix G. Olguin, as Joint Tenants with Rights of Tenants with Right of Survivorship, and not as Tenants in Commons, (hereinafter called Grantor(s)) in the State of South Carolina, for and in consideration of the sum of Ten Thousand Two Hundred Fifty-Five and 00/100 (\$10,255.00) Dollars, paid in hand to Grantor at and before the sealing of these presents by GEORGETOWN COUNTY, a body politic and political subdivision of the State of South Carolina, (hereinafter called Grantee) in the State aforesaid, the receipt and legal sufficiency of which is hereby acknowledged, have granted, bargained, sold, and released and by these Presents do grant, bargain, sell, and release the following-described property unto the said GRANTEE, its Successors and Assigns forever.

All that certain piece, parcel, or lot of land situate, lying, and being in the County of Georgetown, State of South Carolina, containing 0.03 acres, more or less, and being more particularly shown and delineated on that certain "Right of Way Acquisition Plat Showing a 0.03 acre parcel to be conveyed to SCDOT near the Intersection of Brick Chimney Road and US Highway 701 Surveyed for Esperanza B. Hernandez and Felix G. Olguin" prepared by Gregory F. Cunningham, SCPLS, dated October 3, 2025, and recorded _____ in the Office of the Register of Deeds for Georgetown County in Plat Slide _____ at Page _____, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference.

DERIVATION: This being the identical property conveyed to Seller(s) by virtue of the following, records of Georgetown County:

(a) This being the same property conveyed to Esperanza B. Hernandez & Felix G. Olguin by Deed of Brenda Mitchum Cooper Cribb, dated August 6, 2020 and recorded August 10, 2020 in the Office of the ROD for Georgetown County in Book 3846, at Page 90. (\$62,500.00)

TMS # 02-1006-024-01-00

PLAT NOT FILLED WITH
 INSTRUMENT

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 GRANTEE, its Successors and Assigns, forever.

AND I, the said GRANTOR(S), warrant that I own all rights, title and interest in the property herein described in fee simple and do hereby convey the same and bind myself and my Heirs, Executors, and Administrators to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, its Successors and Assigns, against me and my Heirs and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 17th day of October, 2025. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Seller Esperanza B. Hernandez

Witness #1

Esperanza Badillo (L.S.)
Signature of Seller

[Signature]
Signature of Witness

ESPERANZA BADILLO
Printed Name of Seller

JUSTIN HARRELSON
Printed Name of Witness #1

Witness #2

Cassandra G. Coleman
Printed Name of Notary as Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

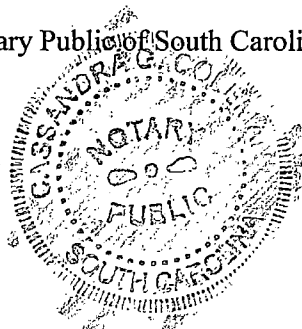
ACKNOWLEDGMENT

THE DUE execution of the foregoing instrument was acknowledged before me this 17th day of October, 2025, by Esperanza Badillo

SWORN to before me this 17th day of October, 2025
[Signature] Notary Public of South Carolina

Print Name: Cassandra G Coleman

My Commission expires: 11/3/2028 (Seal)



This conveyance is made subject to all visible and recorded right-of-ways, easements, conditions, covenants, restrictions, limitations and reservations of record affecting said property.

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 GRANTEE, its Successors and Assigns, forever.

AND I, the said GRANTOR(S), warrant that I own all rights, title and interest in the property herein described in fee simple and do hereby convey the same and bind myself and my Heirs, Executors, and Administrators to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, its Successors and Assigns, against me and my Heirs and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 17th day of October, 2025. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Seller Felix G. Olguin

Witness #1

Felix Gabriel Olguin (L.S.)
Signature of Seller

[Signature]
Signature of Witness

FELIX GABRIEL OLGUIN
Printed Name of Seller

JUSTIN HARRELSON
Printed Name of Witness #1

Witness #2

Cassandra G. Coleman
Printed Name of Notary as Witness # 2
Cassandra G. Coleman

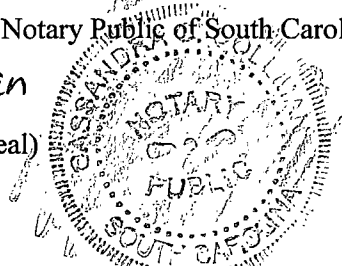
STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

THE DUE execution of the foregoing instrument was acknowledged before me this 17th day of October, 2025, by Felix Gabriel Olguin

SWORN to before me this 17th day of October, 2025
Cassandra G. Coleman Notary Public of South Carolina
Print Name: Cassandra G. Coleman

My Commission expires: 11/3/2028 (Seal)

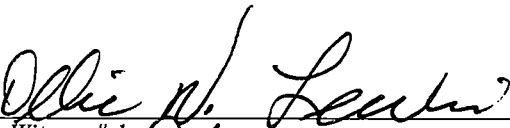


STATE OF SOUTH CAROLINA)

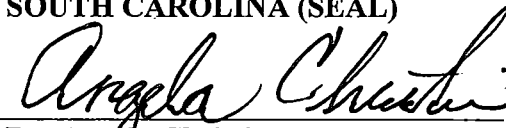
COUNTY OF GEORGETOWN)

GRANTEE GEORGETOWN COUNTY
AUTHORIZATION and ACCEPTANCE

The property deeded is hereby accepted by Georgetown County, S.C., and the recording of the deed is hereby authorized to transfer the property to Georgetown County, this 25th day of November, 2025.

GEORGETOWN COUNTY,
SOUTH CAROLINA (SEAL)


Witness # 1

Print Name: Office N. Lewis

By: Angela Christian

Its: County Administrator



Notary as Witness # 2

Print Name: Alexandria Nelson

STATE OF SOUTH CAROLINA)

COUNTY OF GEORGETOWN)

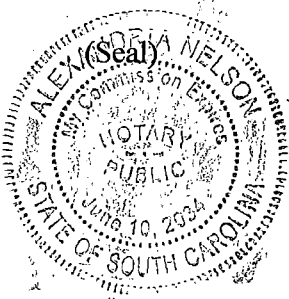
ACKNOWLEDGMENT

I, Alexandria Nelson, do hereby certify that Angela Christian, Georgetown County Administrator, in her official capacity and on behalf of the County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 25th day of November, 2025.

SWORN to before me this

25th day of November, 2025


Notary Public of South Carolina

Print Name: Alexandria NelsonMy Commission expires: June 10th, 2031

**AFFIDAVIT INCOMPLETE FOR RECORDING;
NO SIGNATURE OF ATTORNEY**

STATE OF SOUTH CAROLINA

COUNTY OF GEORGETOWN

)
)
)

AFFIDAVIT

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

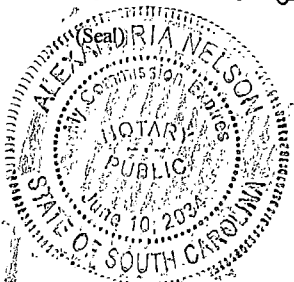
- 1) I have read the information on this affidavit and I understand such information.
- 2) Property described in the attached deed, was transferred by Grantor(s) to Grantee(s) on the date first above written.
- 3) Check one of the following. The Deed is:
 - ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - ☐ 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.
 - ☒ exempt from the deed recording fee because: Exemption # 2 (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 same 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.
 - ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$_____.
 - ☐ The fee is computed on the fair market value of the realty which is \$_____.
 - ☐ 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 6(a) and place result here: \$_____.
- 7) The deed documentary stamp fee due is based on the amount listed on Line 6(c) above and the deed documentary stamp fee 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: Recording Attorney.
- 9) I understand that a person required to furnish this affidavit who wilfully 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

25th day of November, 2025


Notary Public of South Carolina

Print Name: Alexandria NelsonMy Commission expires June 10th, 2034

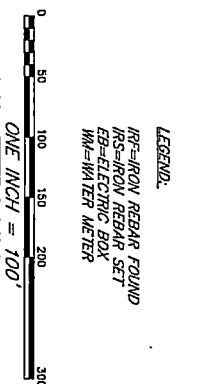
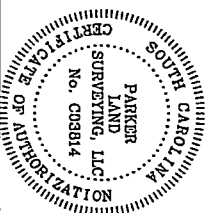
NOTES:

1. ALL PROPERTY CORNERS SET ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNMADE PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECONCILIATION BY PARKER LAND SURVEYING, LLC.
4. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
5. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1856. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, NOT GRID DISTANCES.

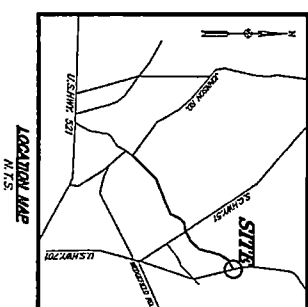
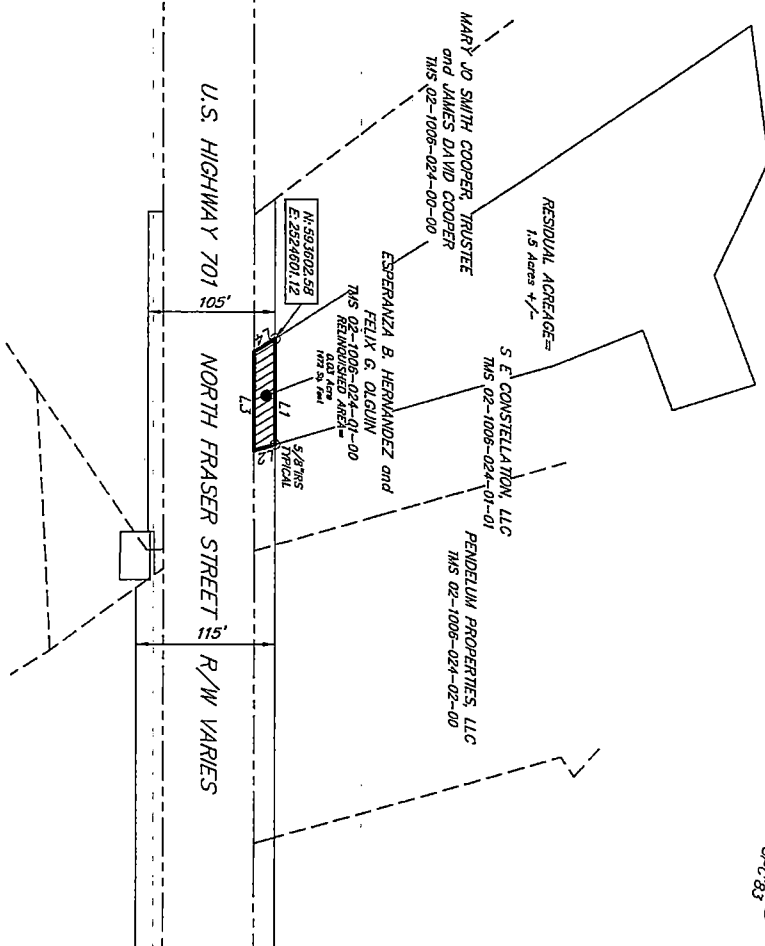
1. HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS, MANUALS FOR THE PRACTICE OF LAND SURVEYING, SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED HEREIN.

PARKER LAND SURVEYING, LLC
 400 Church Street
 Greenville, SC 29615
 Phone: (853) 485-4405
 Fax: (853) 354-1779

GREGORY F. CUMMINS, P.E., C.L.S.
 No. 17924
 SURVEYOR
 SOUTH CAROLINA



LINE	BEARING	DISTANCE
L1	S 13°02'58" E	82.22'
L2	S 61°01'16" W	18.20'
L3	N 12°58'58" W	81.42'
L4	N 45°19'14" E	20.46'



G.C.R.O.D.

EXHIBIT A

SHOWING A 0.03 ACRE PARCEL TO BE
 CONVEYED TO S.C.D.O.T. NEAR THE
 INTERSECTION OF BRICK CHIMNEY ROAD
 AND U.S. HIGHWAY 701
 SURVEYED FOR
GEORGETOWN COUNTY
 GEORGETOWN COUNTY, SOUTH CAROLINA

DATE: OCTOBER 3, 2025
 DATE OF FIELD WORK: FEBRUARY 7, 2024
 SCALE: 1" = 100'

JOB#G18-135