

By: THERESA FREEMAN Clerk

2025012253 DEED
 RECORDING FEES \$15.00
 STATE TAX \$1266.20
 COUNTY TAX \$535.70
 12-08-2025 03:32 PM
 BK:RB 4931 PG:343-347

Ashe Law Firm, Inc.
 4504 Poinsett Street
 N. Myrtle Beach, SC 29582

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Dean W. Ciocchi, (Grantor)**, in the State of South Carolina, in consideration of the Sum of Four Hundred Eighty-Six Thousand Nine Hundred Dollars and 00/100 (\$486,900.00) paid by **Diane B. Koontz, (Grantee)**, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said **Grantee**, her heirs and assigns forever, in fee simple, the following described property:

ALL AND SINGULAR, that certain piece, parcel or lot of land situate, lying and being located in Georgetown County, South Carolina, being shown and designated as **Lot 87** on that certain plat entitled "Final Plat of **Palm Bay at the Bays of Prince Creek**, Tax District 41 Georgetown County, South Carolina prepared for: Sunbelt Land Group, LLC" and prepared by Thomas and Hutton Engineering Company, dated October 20, 2005 and recorded at Plat Slide 602 at Page 9 and 10, Office of the Register of Deeds for Georgetown County, SC; said plat being incorporated herein and made a part of this description.

TOGETHER WITH a non-exclusive easement for pedestrian and vehicular access, ingress and egress over and across Greenway Boulevard from the above described property to Prince Creek Parkway; said easement being appurtenant to and running with the above described real property.

THE CONVEYANCE of the aforesaid real property shall be subject to all easements, reservations, rights-of-way, restrictions, encroachments, and covenants of record which may affect the above described property, and all governmental statutes, ordinances, rules and regulations.

This being the identical property conveyed to Dean W. Ciocchi from the Estate of Sandra Rose Ciocchi by Deed recorded March 20, 2025 in Deed Book 4801 at Page 434 in the Office of the Register of Deeds for Georgetown County, South Carolina.

TMS #: 41-0133B-087-00-00

Grantees' Address: 64 Summerlight Drive Murrells Inlet, South Carolina 29576

Together with all and singular rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining.

To Have and To Hold all and singular the said premises before mentioned unto the said **Grantee**, as set out above, her heirs and assigns forever, in fee simple.

And Grantor does hereby bind himself, his heirs and assigns to warrant and forever defend all and singular the said premises unto the said **Grantee**, as herein provided, against himself and his heirs and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

In Witness Whereof, the **Grantor** has caused these presents to be signed and sealed this 2 day of December, 2025.

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


Non-Notary Witness

Craig Stegner
Printed Name


Notary Witness

Andrew S. Johnson
Printed Name

GRANTOR:

 as his agent
Dean W. Ciocchi, by Daniel J. Nanigian, as his Agent {L.S.}

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

ACKNOWLEDGMENT

(Pursuant to S.C. Code Section 30-5-30 (C))

I, Andrew S. Johnson the undersigned notary, do hereby certify that the above subscribed Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument. The above witnesses, including myself as notary, are not parties to, nor beneficiaries of this transaction.

Witness my hand and official seal this 2nd day of December, 2025.



Notary Public for State of South Carolina

My Commission Expires: 12/6/2033

(SEAL)

ANDREW S. JOHNSON
Notary Public - State of South Carolina
My Commission Expires
December 06, 2033

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

AFFIDAVIT FOR TAXABLE
 OR
 EXEMPT TRANSFER

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, located at 64 Summerlight Drive (Lot 87 Palm Bay at The Bays of Prince Creek), Murrells Inlet, South Carolina 29576, bearing Georgetown County Tax Map Number 41-0133B-087-00-00, was transferred by Dean W. Ciocchi to Diane B. Koontz on December 2, 2025.
3. Check one of the following: The deed is
 - (a) XX 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 or 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 sections 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) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **Four Hundred Eighty-Six Thousand Nine Hundred Dollars and 00/100 (\$486,900.00)**
 - (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 XX 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: **\$0.00**
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: **Four Hundred Eighty-Six Thousand Nine Hundred Dollars and 00/100 (\$486,900.00)**
 - (b) Place the amount listed in item 5 above here: **ZERO**
 (If no amount is listed, place zero here)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: **Four Hundred Eighty-Six Thousand Nine Hundred Dollars and 00/100 (\$486,900.00)**

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **One Thousand Eight Hundred One Dollars and 90/100 (\$1,801.90)**
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **SELLER**
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.

Dean W. Ciocci by Daniel J. Nanigian as his agent
Dean W. Ciocci, by Daniel J. Nanigian, as his Agent

ANDREW S. JOHNSON
 Notary Public - State of South Carolina
 My Commission Expires
 December 06, 2033

SWORN to before me this 12th day of December, 2025

Andrew S. Johnson
Notary Public for State of South Carolina
My Commission Expires: 12/6/2033 (SEAL)

Andrew S. Johnson
Notary Printed Name

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-9-140(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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed, or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.