

South Carolina including but not limited to those certain Community Covenants for Bluffton Park recorded in Book 1453 at Page 883 and the Declaration of Covenants, Conditions and Restrictions for Bluffton Park Residential Property recorded in Book 1452 and Page 942 and all Amendments thereto.

This being the same piece of property conveyed to the Grantor by deed of Joseph ChakYing Sun residing at the subject property, which deed was recorded on the Second day of May, 2019 in Book 3756. Pages 2136-2138 in said Beaufort County ROD Office.

TO HAVE AND TO HOLD the aforesaid premises, with all and singular the rights, members and appurtenance thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID GRANTOR, its heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said Grantee, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the day and year above written.

Signed, sealed and delivered.

In the presence of:

Patsy M. Green
Witness

[Signature]
Notary Public

[Signature] (JOSEPH C. SUN)
Grantor
Trustee for the 2009 Sun's
Family Trust in South Carolina,
USA

right and title to the above described

Prepared by = JOSEPH C. SUN.

[Faint notary seal and text]

STATE OF S.C.)

COUNTY OF Beaufort)

ACKNOWLEDGEMENT

I, the undersigned Notary Public do certify that Josep Sun trustee For 2009
Sun's Family Trust in
South Carolina USA
personally appeared before me, and having satisfactorily proven to be the
persons or persons whose names are subscribed above, have acknowledged the
due execution of the within document.

Witness my official seal this the 23rd day of August, 2021

[Signature]
Notary Public for SC.

My Commission Expires: 11-08-2026

ROBERTHA BING
Notary Public, State of South Carolina
My Commission Expires November 8, 2026

*3.5K
TO cash
SUN*



BEAUFORT COUNTY SC - ROD
BK 3622 Pgs 2727-2729
FILE NUM 2017062660
11/16/2017 04:40:13 PM
REC'D BY sherrellw RCPT# 871110
RECORDING FEES \$10.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

WARRANTY DEED

THIS DEED, made the 14th day of November, in the year two thousand and seventeen, by **THE 2009 SUN'S FAMILY TRUST IN SOUTH CAROLINA, USA**, hereinafter called Grantor, to **JOSEPH CHAKYING SUN**, mailing address at P. O. Box 2543, Bluffton, SC 29910, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and no/100th (\$10.00) Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, his heirs and assigns, the following described property:

"All that certain piece, parcel, lot or track of land, with all improvements thereon, situated, lying and being in Bluffton Park, Town of Bluffton, County of Beaufort, State of South Carolina, being more fully shown and delineated as Lot M3, on that certain plat entitled "A PROPOSED SUBDIVISION PLAT OF TRACT B-3A, A PORTION OF TRACT B-3, A SECTION OF BLUFFTON PARK, FORMERLY THE GEORGE SHULTS TRACT, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA" prepared by T-Square Group, Inc., Forrest F. Baughman, P.L.S. No. 4922, dated October 13, 2006, last revised January 26, 2007, which is recorded in the Register of Deeds Office for Beaufort County, South Carolina in Plat Book 118 at Page 65. For a complete and accurate description as to location, metes, bounds, distances, direction, and all other matters shown and disclosed thereon, reference to said plat of record shall be had.

This property is also known to be Beaufort County Tax Reference No. R610-039-000-1375-0000. The street address of this property is known to be 18 Sixth Avenue, Bluffton, SC 29910."

RECEIVED

AUG 30 2024
SC Court of Appeals

The above described property is conveyed subject to easements, reservations, zoning ordinances and restrictions of record in the Register of Deeds Office for Beaufort County, South Carolina including but not limited to those certain Community Covenants for Bluffton Park recorded in Book 1453 at Page 883 and the Declaration of Covenants, Conditions and Restrictions for Bluffton Park Residential Property recorded in Book 1453 at Page 942 and all Amendments thereto.

This being the same piece of property conveyed to the Grantor by deed of Ah Tsao Sun, mailing address at P. O. Box 429, Ridgeland, SC 29936, recorded in Deed Book 2920 at Pages 2174-2176 in said Beaufort County ROD Office on December 30, 2009.

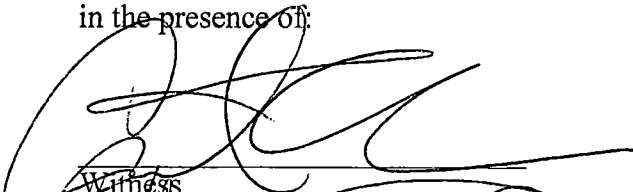

TO HAVE AND TO HOLD the aforesaid premises, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.


AND THE SAID Grantor, her heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said Grantee, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the day and year above written.

Signed, sealed and delivered

in the presence of:


Witness

NOTARY PUBLIC


Trustee, The 2009 Suns Family Trust

STATE OF SOUTH CAROLINA

)

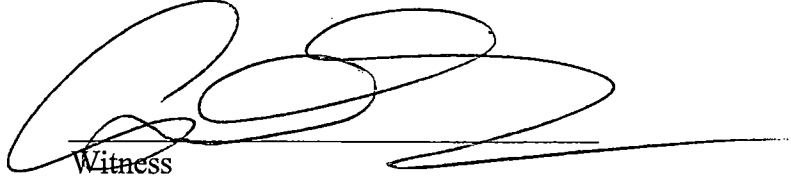
PROBATE

COUNTY OF BEAUFORT

)

)

Personally appeared before me the undersigned witness and made an oath that he/she saw the within trustee of the 2009 Suns Family Trust in South Carolina, USA , sign, seal and, as its act and deed, deliver the within written deed for the uses and purposes therein mentioned and that he/she witnessed the execution thereof.


Witness

Sworn to and subscribed before me
This 16 day of November 2017


NOTARY PUBLIC

My Commission Expires
February 23, 2026

Prepared by :

JOSEPH C. SUN

3/10 RB
Family Trust
\$ 10.00

BEAUFORT COUNTY SC - ROD
BK 02920 PGS 2174-2176
FILE NUM 2009073864
12/30/2009 02:18:02 PM
REC'D BY B BING RCPT# 604975
RECORDING FEES 10.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

WARRANTY DEED

THIS DEED, made the 16th day of October, in the year two thousand and nine, by **AH TSAO SUN**, hereinafter called Grantor, to **THE 2009 SUN'S FAMILY TRUST IN SOUTH CAROLINA, USA**, mailing address at P. O. Box 3893, Bluffton, SC 29910, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and no/100th (\$10.00) Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, his heirs and assigns, the following described property:

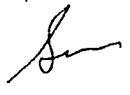
"All that certain piece, parcel, lot or track of land, with all improvements thereon, situated, lying and being in Bluffton Park, Town of Bluffton, County of Beaufort, State of South Carolina, being more fully shown and delineated as Lot M3, on that certain plat entitled "A PROPOSED SUBDIVISION PLAT OF TRACT B-3A, A PORTION OF TRACT B-3, A SECTION OF BLUFFTON PARK, FORMERLY THE GEORGE SHULTS TRACT, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA" prepared by T-Square Group, Inc., Forrest F. Baughman, P.L.S. No. 4922, dated October 13, 2006, last revised January 26, 2007, which is recorded in the Register of Deeds Office for Beaufort County, South Carolina in Plat Book 118 at Page 65. For a complete and accurate description as to location, metes, bounds, distances, direction, and all other matters shown and disclosed thereon, reference to said plat of record shall be had.

RECEIVED

AUG 30 2024

SC Court of Appeals

This property is also known to be Beaufort County Tax Reference No. R610-039-000-1375-0000. The street address of this property is known to be 18 Sixth Avenue, Bluffton, SC 29910."



The above described property is conveyed subject to easements, reservations, zoning ordinances and restrictions of record in the Register of Deeds Office for Beaufort County, South Carolina including but not limited to those certain Community Covenants for Bluffton Park recorded in Book 1453 at Page 883 and the Declaration of Covenants, Conditions and Restrictions for Bluffton Park Residential Property recorded in Book 1453 at Page 942 and all Amendments thereto.

This being the same piece of property conveyed to the Grantor by deed of LiLing X. Sun, mailing address at P. O. Box 429, Ridgeland, SC 29936, recorded in Deed Book 2842 at Pages 581-583 in said Beaufort County ROD Office on May 8, 2009.

TO HAVE AND TO HOLD the aforesaid premises, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor, her heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said Grantee, his heirs and assigns, against the claims of all persons whomsoever.

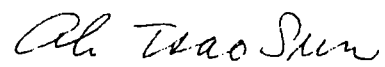
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the day and year above written.

Signed, sealed and delivered


in the presence of:



Witness



AH TSAO SUN



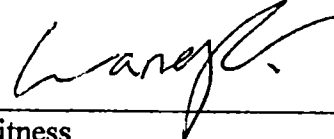
NOTARY PUBLIC

October 17, 2009
Samuel Eng
Barrister & Solicitor, Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)


PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Ah Tsao Sun, sign, seal and, as its act and deed, deliver the within written Deed for the uses and purposes therein mentioned and that s/he witnessed the execution thereof.



Witness

Sworn to before me *Town of Markham, Ontario*
this 17th day of October, 2009.



NOTARY PUBLIC Samuel Eng
My commission expires: *No expiry* Barrister & Solicitor, Notary Public

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 **Grantee(s)**, her heirs and assigns forever.

And **Grantor** does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the **Grantee(s)**, her heirs and assigns against it and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

