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Aug 27 2026

SC Court of Appeals

**THE STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS**

Appeal from Beaufort County

Court of Common Pleas

Carmen T. Mullen, Circuit Court Judge

Appellate Case No. 2025-002399

Circuit Court Case No. 2025-CP-07-00718

Geraldine White, Appellant,

v.

John R. C. Bowen and Kori Brett McKeithan, Respondents.

**APPELLANT'S MOTION FOR LEAVE TO FILE SUR-REPLY TO RESPONDENT'S
REPLY IN SUPPORT OF MOTION TO EXPEDITE APPEAL and PROPOSED
SUR-REPLY**

Geraldine White, Appellant , Pro Se
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TO THE HONORABLE JUDGES OF THE SOUTH CAROLINA COURT OF APPEALS:

Appellant Geraldine White, proceeding pro se, respectfully moves for leave to file the Sur-Reply to Respondent John R. C. Bowen's Reply to Appellant's Opposition to Respondent's Motion to Expedite Appeal, dated August 17, 2026.

Respondent's Reply raises and materially expands factual assertions concerning the January 2025 closing, Appellant's alleged consent to the withholding of proceeds, Appellant's alleged failure to object, a later property transfer, alleged strategic delay, and the merits and enforceability of the 2018 judgment. Appellant seeks a limited opportunity to answer those matters and to identify newly obtained title evidence that directly bears on Respondent's characterization of the January 2025 transaction.

Appellant Geraldine White, appearing pro se, respectfully submits this Response to Respondent John R. C. Bowen's Reply in support of his Motion to Expedite Appeal. Respondent asks this Court to accept disputed factual assertions concerning Ms. White's alleged consent to the January 2025 closing and disbursement of her proceeds. Those assertions are disputed and should not be treated as established facts in deciding whether expedited review is appropriate.

I. RESPONDENT'S ASSERTION OF "KNOWING CONSENT" IS CONTRADICTED BY THE CIRCUMSTANCES

Respondent asserts that Ms. White appeared at the January 2025 closing, executed documents, and "knowingly consented" to applying her share of the proceeds toward partial satisfaction of the 2018 judgment. Ms. White specifically disputes that characterization. She has maintained that she signed the initial closing documents while under duress, pressure, and confusion.

Significantly, Attorney John R. C. Bowen's own contemporaneous email communication to the closing attorneys acknowledged that Ms. White was confused. If Attorney Bowen recognized that Ms. White was confused, that circumstance is relevant to whether her signature represented a knowing and voluntary agreement. Reasonable precautions could have been taken to ensure she understood the documents and their consequences before proceeding.

Email from John R. C. Bowen for Saralynn, Liberty Oaks Law Firm's Paralegal dated December 11, 2024 "Ms. White is Confused"¹.

Ms. White also requested that the closing attorneys and Respondents place her portion of the sale proceeds into an escrow account while the dispute over entitlement to those funds was resolved. Ms. White states that Kori Brett McKeithan and/or Respondents' office told her that they could not do so.

Ms. White further states that both the closing attorney and Respondents told her that if she did not sign the closing documents, the sale would be stopped. Thus, she disputes any inference that her signature, standing alone, established voluntary agreement that Respondent was legally entitled to her proceeds.

II. SOUTH CAROLINA LAW REQUIRES CONSIDERATION OF DURESS AND FREE WILL

South Carolina law recognizes that duress concerns improper external pressure or influence that practically destroys a party's free agency and causes the party to act or contract other than by his or her own volition. *Willms Trucking Co. v. JW Construction Co.*, 314 S.C. 170, 178–79, 442 S.E.2d 197, 202 (Ct. App. 1994); *Cherry v. Shelby Mutual Plate Glass & Casualty Co.*, 191 S.C. 177, 4 S.E.2d 123 (1939).

In *Holler v. Holler*, the Court of Appeals explained that the central inquiry is whether, considering all surrounding circumstances, one party was prevented from exercising free will by threats or wrongful conduct. 364 S.C. 256, 612 S.E.2d 469 (Ct. App. 2005). *Holler* further recognized that whether duress exists ordinarily depends upon the circumstances of the particular case.

In *re Nightingale's Estate*, 182 S.C. 527, 189 S.E. 890 (1937), identifies coercion, the resulting state of mind affecting the quality of mind essential to contracting, and procurement of the agreement as a result of that state of mind as central components of duress. The court further explained that the effect of the pressure upon the person's state of mind is important in determining whether free will was exercised.

Gainey v. Gainey, 382 S.C. 414, 428, 675 S.E.2d 792, 799 (Ct. App. 2009), likewise states that freedom of will is fundamental to the validity of an agreement and focuses on whether

¹ See Exhibit #1: John R C Bowen email dated December 11, 2024

the surrounding circumstances prevented the exercise of free will.

These authorities make the circumstances surrounding Ms. White's signature material. Her alleged confusion, her request for escrow, the rejection of that alternative, and the alleged statement that the sale would stop if she did not sign are circumstances relevant to the factual inquiry. Ms. White does not contend that the mere existence of pressure automatically proves legal duress; rather, she contends that Respondent cannot characterize knowing and voluntary consent as an undisputed fact while these circumstances remain contested.

III. THE REQUEST FOR ESCROW UNDERMINES RESPONDENT'S INFERENCE OF UNCONDITIONAL CONSENT

Ms. White's request that her portion of the proceeds be placed into escrow is significant because it would have permitted the sale to proceed while preserving the disputed funds until entitlement could be determined. A request to preserve disputed funds is inconsistent with Respondent's inference that Ms. White unconditionally conceded that Respondent was entitled to receive them.

Accordingly, the Court should not treat the act of signing, without consideration of the surrounding circumstances, as an admission that Ms. White accepted the enforceability of the judgment against the proceeds, waived her objections, or voluntarily authorized payment.

IV. THE STATUTORY REQUIREMENTS FOR A SOUTH CAROLINA JUDGMENT LIEN ARE MATERIAL

South Carolina Code § 15-35-810 provides that a final judgment constitutes a lien upon a judgment debtor's real estate in a county when the judgment or transcript is entered upon the book of abstracts of judgments and duly indexed. The statute provides that the lien begins from the time of that entry and indexing and continues for ten years from the date of the judgment or decree.

Thus, to the extent Respondent relies upon the 2018 judgment as a judgment lien against real property or proceeds attributable to the property, the statutory requirements governing creation of the lien are material to Ms. White's appellate arguments. Ms. White maintains that the enforceability and lien status of the judgment are disputed issues and that her signature at closing should not be treated as a concession resolving those legal questions.

S.C. Code Ann. § 15-35-820 further provides that § 15-35-810 does not make final

judgments liens upon real property of a judgment debtor that is exempt from attachment, levy, and sale under the Constitution. These statutory provisions reinforce that the existence and scope of a judgment lien are matters governed by law, rather than solely by Respondent's characterization of Ms. White's conduct at a closing.

V. RESPONDENT'S ASSERTION THAT THE FACTS ARE UNDISPUTED SHOULD BE REJECTED

Respondent's Reply characterizes the factual and legal issues as straightforward and the relevant facts as undisputed. Ms. White expressly disputes that characterization. The circumstances surrounding the January 2025 closing, her understanding and intent, the request for escrow, the statements allegedly made concerning stopping the sale, and the legal status of the claimed judgment lien are contested matters.

Cox & Floyd Grading, Inc. v. Kajima Construction Services, Inc., 356 S.C. 512, 589 S.E.2d 789 (Ct. App. 2003), illustrates that a duress claim must be evaluated against the actual circumstances; not every ultimatum or pressure constitutes duress as a matter of law. That principle supports careful examination of this record rather than acceptance of either party's characterization without considering the evidence.

Here, Respondent's own alleged contemporaneous acknowledgment that Ms. White was confused is particularly relevant to whether her execution of the documents may fairly be characterized as knowing consent.

VI. EXPEDITED REVIEW SHOULD NOT BE BASED UPON RESPONDENT'S VERSION OF CONTESTED FACTS

Respondent contends that this appeal is appropriate for expedited review because the issues are straightforward. Yet his Reply asks the Court to draw conclusions about Ms. White's intent, understanding, consent, and conduct. Those conclusions are disputed. Expedited consideration should not result in disputed evidence being characterized as established fact or prevent full consideration of the appellate record.

VII. RESPONDENT'S CONCLUSORY ASSERTIONS ARE NOT SUPPORTED BY LEGAL AUTHORITY

Respondent's Reply repeatedly presents Respondent's characterization of the facts and his conclusions concerning the merits of this appeal, yet the argument section of the Reply cites

no statute, rule, or case law establishing a legal basis for those conclusions.

Respondent asserts, among other things, that Ms. White “knowingly consented” to the disbursement, that she does not genuinely dispute the enforceability of the judgment, that she has engaged in strategic delay, that the circuit court’s rulings are straightforward applications of South Carolina law, and that the merits “strongly favor Respondent.” Yet Respondent does not identify legal authority in the Reply establishing that these disputed factual assertions constitute knowing consent, waiver, voluntary satisfaction of the judgment, or a lawful basis for expedited appellate review.

Rule 208(b)(1)(E), SCACR provides that an appellate argument is to be followed by discussion and citations of authority. South Carolina appellate courts have likewise recognized that short, conclusory arguments unsupported by legal authority may be deemed abandoned. See *Glasscock, Inc. v. U.S. Fidelity & Guaranty Co.*, 348 S.C. 76, 81, 557 S.E.2d 689, 691-92 (Ct. App. 2001); *S.C. Dep’t of Soc. Servs. v. Mother ex rel. Minor Child*, 375 S.C. 276, 283, 651 S.E.2d 622, 626 (Ct. App. 2007).

Respondent’s assertions therefore should not be accepted merely because Respondent states them as conclusions. Counsel’s characterization of disputed events is advocacy; it does not itself establish the governing law or resolve contested facts. The legal consequences of Ms. White’s actions must be determined from applicable law and evidence properly contained in the Record on Appeal.

This distinction is particularly important where Respondent asks the Court to conclude that Ms. White “knowingly consented” while Ms. White maintains that she was confused, requested that her proceeds be placed into escrow, was told that her proceeds could not be escrowed, and was told that failure to sign would stop the sale. Respondent’s own alleged contemporaneous email acknowledging Ms. White’s confusion further demonstrates why Respondent’s present characterization cannot simply be accepted as an undisputed fact.

Respondent likewise provides no cited authority in the Reply establishing that Ms. White’s signature, under these disputed circumstances, legally waived her objections to the judgment, established the existence or enforceability of a judgment lien, or constituted voluntary consent to the transfer of her proceeds.

Accordingly, Appellant respectfully submits that Respondent’s unsupported factual

characterizations and legal conclusions do not establish a sufficient legal basis for the relief requested and should not substitute for analysis under the governing South Carolina statutes, appellate rules, case law, and the complete Record on Appeal.

CONCLUSION

Respondent's assertion that Ms. White "knowingly consented" to the January 2025 disbursement is disputed. Ms. White maintains that she was confused and under pressure when the initial closing documents were signed; that Attorney Bowen's contemporaneous email acknowledged her confusion; that she requested her portion of the proceeds be held in escrow; that this request was rejected; and that she was told the sale would be stopped if she did not sign.

South Carolina law requires consideration of the surrounding circumstances when duress and voluntariness is at issue. Additionally, S.C. Code Ann. § 15-35-810 establishes statutory requirements for a judgment to constitute a lien upon real estate. Appellant has obtained two title searches that bear directly on the factual premise Respondent advances. The August 24, 2026 Full Search² for Beaufort County Parcel No. R510 009 000 008C 0000 states under "Active Judgments and Liens": "No active judgments or liens found."

The August 25, 2026 Full Search concerns Parcel/APN/PIN R510 005 000 0010 0000, AIN 00337816, approximately 0.50 acres³. The search identifies KRPM, LLC as grantee and reflects consideration of \$180,000.00. From the closing proceeds, \$15,665.73 attributable to Geraldine White was withheld and transferred in purported partial satisfaction of the August 22, 2018 judgment. Both titles presently relied upon as evidence which is clear, from that report contains the parcel identification, grantee, consideration, and relationship of the \$15,665.73 withholding that transaction.

The newly obtained title evidence is relevant to Respondent's assertion that the withholding itself demonstrates knowing consent to, or lack of genuine dispute concerning, enforceability of the 2018 judgment against the real property. Appellant contends that the withholding of funds cannot, standing alone, to establish that the judgment constituted a valid lien against the property.

A limited Sur-Reply will permit the Court to consider Respondent's new or expanded

² See Exhibit 2 Title Search 3.28 acres

³ See Exhibit 3 Title Search .50 acres

allegations together with Appellant's response and will not materially delay the appeal.

WHEREFORE

Appellant respectfully requests that the Court grant leave to file the attached Sur-Reply, accept it for consideration before ruling on Respondent's Motion to Expedite Appeal, and grant such other relief as the Court deems just and proper.

Respectfully submitted,

s/Geraldine White

Geraldine White, Appellant, Pro Se

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August 26, 2026

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Geraldine White, Appellant,

v.

John R. C. Bowen and Kori Brett McKeithan, Respondents.

PROOF OF SERVICE

For

**APPELLANT'S MOTION FOR LEAVE TO SUR-REPLY and
PROPOSED SUR-REPLY TO RESPONDENT'S JOHN R C BOWEN'S REPLY IN SUPPORT
OF MOTION TO EXPEDITE APPEAL**

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This is to certify that a true copy of the Motion to Sur-Reply, Proposed Sur-Reply with exhibits 1-3 was served on the attorneys of record for Respondent John R C Bowen on August 26, 2026 or shortly thereafter, via email and/or US Mail with proper postage paid.

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Respectfully Submitted,

s/Geraldine White
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August 26, 2026

Order# 1504284

Reference No: 3.28 acres, multiple owners

Property and Ownership Information			
Name	Andre J. White, Trustee of The White Family Trust under agreement dated 31 January 2020; Johnnie White; Edith Moultrie; David Jackson, Trustee of the David and Alethea Jackson Revocable Trust dated February 3, 2023; Marvelina White Clemons; Maggie W. Bruen; Rosa W. Hamson; Gerald L. Bartley; Jessica A. Mallet; Paul A. Sanon; Victoria L. Sanon; Geraldine White	Completed Date	08/24/2026
		Index Date	08/17/2026
Property Address	R51000900008C0000, Hilton Head Island, SC 29926	Report Type	Full Search
APN# / Parcel # / PIN#	R510 009 000 008C 0000	County	Beaufort
Title Defect Category			
Alert Note:			

Vesting Information			
Grantee(s)/Deed Owner	David Jackson, Trustee of the David and Alethea Jackson Revocable Trust dated February 3, 2023	Deed Date	05/12/2026
Grantor / Prior Owner	Estate of Alethea White Jackson	Recorded Date	05/20/2026
Instrument#	20260022193	Book#	4540
Consideration (\$)		Page#	481
Sale Price(\$)		Deed Type	DEED OF DISTRIBUTION
Notes			

Probate Information			
Deceased Name	Alethea White Jackson	Date Of Death	01/14/2025

Chain Of Title 1			
Grantee(s)/Deed Owner	GERALDINE WHITE	Deed Date	04/28/2026
Grantor / Prior Owner	ROSA WHITE CROMWELL, (1/10) one-tenth interest	Recorded Date	05/01/2026
Instrument#	20260019270	Book#	4533
Consideration (\$)		Page#	2744
Sale Price(\$)		Deed Type	Quitclaim Deed
Notes			

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Records, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Chain Of Title 2			
Grantee(s)/Deed Owner	Rosa White Cromwell	Deed Date	07/25/2025
Grantor / Prior Owner	Geraldine White	Recorded Date	07/25/2025
Instrument#	2025033764	Book#	4451
Consideration (\$)		Page#	992
Sale Price(\$)		Deed Type	Quitclaim Deed
Notes			

Chain Of Title 3			
Grantee(s)/Deed Owner	Andre J. White, Trustee of The White Family Trust under agreement dated 31 January 2020	Deed Date	10/11/2024
Grantor / Prior Owner	Andre J. White and Jasmine B. White, Trustees of The AJJLA White Family Trust under agreement dated 1 June 2018	Recorded Date	10/16/2024
Instrument#	2024045597	Book#	4375
Consideration (\$)		Page#	1398
Sale Price(\$)		Deed Type	Quitclaim Deed
Notes			

Chain Of Title 4			
Grantee(s)/Deed Owner	ANDRE J. WHITE, TRUSTEE, and to his Successor Trustees, of the WHITE FAMILY TRUST DATED JANUARY 31, 2020	Deed Date	11/22/2021
Grantor / Prior Owner	BARBARA J. WHITE, 1/10th undivided interest	Recorded Date	11/22/2021
Instrument#	2021081400	Book#	4086
Consideration (\$)		Page#	3193
Sale Price(\$)		Deed Type	Quitclaim Deed
Notes			

Chain Of Title 5			
Grantee(s)/Deed Owner	BARBARA J. WHITE	Deed Date	04/20/2021
Grantor / Prior Owner	PERRY WHITE (Decedent)	Recorded Date	05/19/2021
Instrument#	2021037099	Book#	4014
Consideration (\$)		Page#	0509
Sale Price(\$)		Deed Type	DEED OF DISTRIBUTION
Notes			

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Probate Information

Deceased Name	PERRY WHITE	Date Of Death	12/18/2019
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Chain Of Title 6

Grantee(s)/Deed Owner	GERALD L. BARTLEY, 2/3 Undivided Interest, JESSICA A. MALLET, 1/9 Undivided Interest, PAUL A. SANON, 1/9 Undivided Interest, VICTORIA L. SANON, 1/9 Undivided Interest	Deed Date	04/19/2021
Grantor / Prior Owner	GRACE W. BARTLEY, Decedent	Recorded Date	04/20/2021
Instrument#	2021028225	Book#	4000
Consideration (\$)		Page#	1802
Sale Price(\$)		Deed Type	DEED OF DISTRIBUTION
Notes			

Probate Information

Deceased Name	GRACE W. BARTLEY	Date Of Death	12/12/2012
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Chain Of Title 7

Grantee(s)/Deed Owner	Andre J. White and Jasmine B. White, Trustees of The AJLA White Family Trust under agreement dated 1 June 2018	Deed Date	04/08/2021
Grantor / Prior Owner	Gardenia B. Simmons-White also known as Gardenia White	Recorded Date	04/13/2021
Instrument#	2021026443	Book#	3997
Consideration (\$)		Page#	1722
Sale Price(\$)		Deed Type	Quitclaim Deed
Notes			

Chain Of Title 8

Grantee(s)/Deed Owner	PERRY WHITE, JOHNNIE WHITE, EDITH MOULTRIE, GARDENIA WHITE, ALETHEA W. JACKSON, MARVELINA WHITE CLEMONS, MAGGIE W. BRUEN, ROSA W. HAMPSON, GRACE E. BARTLEY and GERALDINE WHITE	Deed Date	06/11/2010
Grantor / Prior Owner	PERRY WHITE	Recorded Date	06/17/2010
Instrument#	2010031260	Book#	2965
Consideration (\$)		Page#	2459
Sale Price(\$)		Deed Type	Corrective Deed
Notes			

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Chain Of Title 9			
Grantee(s)/Deed Owner	PERRY WHITE	Deed Date	04/12/1988
Grantor / Prior Owner	EDITH MOULTRIE	Recorded Date	04/14/1988
Instrument#		Book#	499
Consideration (\$)		Page#	1762
Sale Price(\$)		Deed Type	Title to Real Estate
Notes			

Chain Of Title 10			
Grantee(s)/Deed Owner	EDITH MOULTRIE	Deed Date	01/09/1987
Grantor / Prior Owner	PERRY WHITE	Recorded Date	01/13/1987
Instrument#		Book#	468
Consideration (\$)		Page#	1493
Sale Price(\$)		Deed Type	Title to Real Estate
Notes			

Open Mortgages Information
No open mortgages found.

Active Judgments and Liens
No active judgments or liens found.

Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due Paid)	Good Through	Amount(\$)
Parcel # R510 009 000 008C 0000						
2025	County	Annual	Paid	01/12/2026		17.54

Tax Status Disclaimer
Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.

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Property Tax Assessment

Parcel #	R510 009 000 008C 0000	Annual Tax Amount	17.54	
Legal Description	SUBJ TO ROLL BACK TAX LIEN CROPLAND LOT 3 HRS OF BEN WHITE T ACCOUNT 1987			
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)
2025				30.00

Additional Information

HOA Name: No HOA found

1. EASEMENT, RECORDED ON 09/27/2016 IN BOOK 3518 AND PAGE 1363

The current owner(s)/borrower(s) have been searched for probate:

WHITE GERALDINE
CROMWELL ROSA
BARTLEY GERALD L
JACKSON ALETHEA
WHITE ANDRE J
BARTLEY GRACE W
BRUEN MAGGIE W
JACKSON DAVID
MALLET JESSICA
SANON PAUL A
SANON VICTORIA
WHITE NIKOLA
White Barbara J
White Perry

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General Information

Property Owner(s): BARTLEY GERALD L, BRUEN MAGGIE W, CLEMONS MARVELINA WHITE, DAVID AND ALETHEA JACKSON REVOCABLE TRUST DATED 2/3/2023, HAMPSON ROSE W, MALLETT JESSICA A, MOULTRIE EDITH, SANON PAUL A, SANON VICTORIA L, WHITE FAMILY TRUST DTD 1/31/2020, WHITE GERALDINE, WHITE NIKOLA, Mailing Address: PO BOX 21045 HILTON HEAD ISLAND SC 29925	Property ID: R510 009 000 008C 0000 Property Address: NOT AVAILABLE Property Class: AgVac Classified	AIN: 00344050 Acreage: 3.2800 Tax Authority Group: 510-HILTON HEAD PSD #1
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Last updated: 8/24/2026 03:12:53 AM

Legal Description
SUBJ TO ROLL BACK TAX LIEN CROPLAND LOT 3 HRS OF BEN WHITE T ACCOUNT 1987

Assessment Information

Prior Year	2024	Current Year	2025
Appraised Value Land	\$309,600	Appraised Value Land	\$309,600
Appraised Value Improvements		Appraised Value Improvements	
Total Appraised Value	\$309,600	Total Appraised Value	\$309,600
Limited (Capped) Appraised Value Total	\$175,402	Limited (Capped) Appraised Value Total	\$175,402
Exemption Amount		Exemption Amount	
Taxable Value	\$30	Taxable Value	\$30
Assessment Ratio	4%	Assessment Ratio	4%
Assessed Value	\$30	Assessed Value	\$30

Ownership History

Date	Grantor	Type	Deed Book	Deed Page	Deed Type	Sale Price
5/12/26	White Family Trust Dtd 1/31/2020	Single	4540	481	De	0
4/28/26	White Family Trust Dtd 1/31/2020	Single	4533	2744	Qu	5
7/25/25	White Family Trust Dtd 1/31/2020	Single	4451	992	Qu	10
1/13/25	White Familiy Trust Dtd 1/31/2020	Single	4401	1766	De	0
10/11/24	White Family Trust Dtd 1/31/2020	Single	4375	1398	Qu	1

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2022	COUNTYWIDE REVALUATION	310,300	0	310,300
2017	COUNTYWIDE REVALUATION	262,000	0	262,000

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2012	Cap Reset	132,800	0	132,800
2012	COUNTYWIDE REVALUATION	197,550	0	197,550
2010	ASSESSMENT RATIO CHANGE	197,179	0	197,179

⏮

⏪

1

2

3

▶

⏩

5

▼

items per page

1 - 5 of 12 items

Improvements

Building	Code	Description	Constructed Year	SQ Footage	Type
No improvements data present.					

Land Information

Land Line	Land Type	Acres	Effective Frontage	Effective Depth
1	SWAMPS/BEACHES,BORROW PITS ETC	2.28	0.00	0.00
2	TIMBER	1.00	0.00	0.00
4	TRACT	3.28	0.00	0.00

Tax Balance

Tax Data Last Updated 8/24/2026 03:12:53 AM	Property ID (PIN) R510 009 000 008C 0000	Property Type Real
--	---	-----------------------

No records found

Payment History

 Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2025	8001305	1/12/26	B26.56589	\$17.54
2024	7476163	1/13/25	B25.65037	\$17.47
2023	7014828	1/16/24	B24.80534	\$17.45
2022	6582807	12/6/22	B22.251585	\$17.79
2021	6120463	12/17/21	B21.332004	\$17.82
2020	5525798	3/24/21	B21.124849	\$17.56
2019	5156885	1/8/20	U20.4247	\$17.43
2018	4699227	1/7/19	U19.3102	\$22.18
2017	4268257	1/8/18	U18.1737	\$19.21
2016	3773267	2/3/17	U16.124846	\$14.45



BEAUFORT COUNTY TREASURER
PO DRAWER 487
BEAUFORT, SC 29901-0487
ELECTRONIC SERVICE REQUESTED
www.BeaufortCountyTreasurer.com

2025 BEAUFORT COUNTY PROPERTY TAX BILL

*****AUTO**5-DIGIT 29928
18581130 8706-PTN 53854 1 1 1



WHITE FAMILY TRUST DTD 1/31/2020
PO BOX 21045
HILTON HEAD ISLAND SC 29925-1045



Have a question about...

Real property or mobile homes?

Call 843-255-2400 or Assessor@bcgov.net

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or BeaufortCountyAuditor@bcgov.net

Your payment?

Call 843-341-8404 or www.BeaufortCountyTreasurer.com

Property ID (PIN)		Alternate ID (AIN)
R510 009 000 008C 0000		00344050
Description		Property Class Code
SUBJ TO ROLL BACK TAX LIEN CROPLAND LOT 3 HR		AgVac Classified
Acres	Assessment Ratio	Tax Authority Group
3.28	6.00%	510-HILTON HEAD PSD #1

Values And Prior Year Information	
Appraised Value	309,600
Capped Value	174,702
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	10,480
Prior Year Tax/Fees	17.47

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.04720	10,480	494.66
COUNTY DEBT	0.00330	10,480	34.58
RURAL & CRITICAL LANDS	0.00250	10,480	26.20
SCHOOL - OPERATIONS	0.12610	10,480	1,321.53
SCHOOL - DEBT	0.03630	10,480	380.42
CAPITAL IMPROVEMENTS	0.00320	10,480	33.54
MEDICAL INDIGENT CARE BMH	0.00040	10,480	4.19
MEDICAL INDIGENT CARE BJCH	0.00040	10,480	4.19
ECONOMIC DEVELOPMENT	0.00030	10,480	3.14
HIGHER EDUCATION - TCL	0.00110	10,480	11.53
HIGHER EDUCATION - USCB	0.00110	10,480	11.53
TOWN OF HILTON HEAD	0.01940	10,480	203.31
HILTON HEAD PSD	0.00780	10,480	81.74
Stormwater COUNTY FEE			0.38
Stormwater MUNICIPAL/DISTRICT FEE			9.69
TOTALS	0.24910	10,480	2,620.63

How Your Taxes Are Calculated	
Taxable Value	10,480
x Millage Rate	0.24910
Tax Amount	2,610.56
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	10.07
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

TOTAL AMOUNT DUE: \$2,620.63
DUE BY: January 15, 2026

**SAVE TIME.
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2025 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	Alternate ID (AIN)	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2025	00344050	0000344050	R510 009 000 008C 0000		\$2,620.63

Owner as of January 1, 2025 WHITE FAMILY TRUST DTD 1/31/2020

Include your Phone Number and RevObjID on the check,
payable to Beaufort County Treasurer.

PAYABLE NOW THRU 01/15/2026 \$2,620.63
THEN PENALTIES APPLY...
IF RECEIVED AFTER 01/15/2026 (3%) \$2,699.25
IF RECEIVED AFTER 02/02/2026 (10%) \$2,882.69
IF RECEIVED AFTER 03/16/2026 (15%) \$3,013.72
IF RECEIVED AFTER 03/31/2026 (\$250) \$3,263.72
IF RECEIVED AFTER 08/31/2026 (\$150) \$3,413.72

Beaufort County RPA
PO BOX 105176
ATLANTA GA 30348-5176



WHITE FAMILY TRUST DTD 1/31/2020
PO BOX 21045
HILTON HEAD ISLAND SC 29925-1045

0000344050000026206300002699250000288269000030137200741

BILL INFORMATION

This tax bill may be processed electronically.

If your check is dishonored or returned for any reason, we will charge a \$30.00 returned item fee. This may also result in additional fees being incurred from your bank.

If your mobile home ownership changes or you move your mobile home, please contact Building Codes at (843) 255-2065.

GLOSSARY OF TERMS

PROPERTY CLASS CODE: The type (use) of a property subject to appraisal, assessment, and taxation.

APPRAISED VALUE: The value determined by the Assessor's and Auditor's Office before any modifiers or exemptions are applied. It is the most probable price that the property would sell for in an open market between a willing buyer and seller.

CAPPED VALUE: The value upon which modifiers or exemptions are applied and the limit to which a real property's taxable value can increase. This amount may be the same as a property's appraised value.

TAXABLE VALUE: The value upon which the millage is applied.

HOMESTEAD EXEMPTION VALUE: A deduction of \$50,000 from a property's capped value for qualified individuals.

ASSESSMENT RATIO: The percentage (4%, 5%, 6%, or 10.5%) applied to determine the taxable value of a property that is subject to taxation.

MILLAGE RATE: The tax rate applied to the taxable value of a property. It is the total amount of mills levied in order to meet the budget of a school district, county, city or other political subdivision.

SCHOOL TAX CREDIT: That portion of the millage rate for school operations which is exempted for primary residences assessed at 4%, this does not include taxes levied for school debt.

RESIDENT EXEMPTION FRAUD

An individual claiming the legal resident (4%) exemption on a property in which he or she is not primarily residing is not entitled to the exemption and may be subject to a significant penalty.

HILTON HEAD ISLAND POLICE SERVICE FEE

The "Hilton Head Island Police Service Fee" (HHPF) is a fee applied to all improved Town of Hilton Head Island properties. Waiving of the fee is not permitted. You may appeal the fee amount based on the property's classification and the structure total square footage.

For more information, please visit www.beaufortcountysc.gov, or you can speak with a Police Fee representative at (843) 255-2440.

ASSESSOR'S OFFICE

Telephone: (843) 255-2400

Email: assessor@bcgov.net

Fax: (843) 255-9404

- Appraises and revalues all real property
- Keeps records for all real property, including descriptions, ownership, sales and location
- Annually certifies the appraised and assessed valuations
- Administers 4% Primary Resident, Agricultural Use, and other applications
- Updates and maintains tax maps

AUDITOR'S OFFICE

Telephone: (843) 258-5434

Email: BeaufortCountyAuditor@bcgov.net

Website: www.beaufortcountyauditor.com

Generates and adjusts tax rolls for real property, personal property, motor vehicles, and watercraft. Processes homestead applications and military exemptions. Military Exemptions are applied and approved in the Auditor's Office for personal property.

Homestead Exemption Program: Available to primary homeowners over age 65 or 100% disabled. Initial application to County Auditor is required to be filed between the dates of January 1st of the current year and January 15th of the following year.

Businesses: All businesses are required to file a return with the SC Department of Revenue on furniture, fixtures, and equipment used in the business. If no return has been filed, this bill may represent an estimate. If you need to update your business address or file a return, please contact SC DOR at dor.sc.gov/mydorway or (803) 898-5222 to manage your business account.

A taxpayer may object to a personal property value prior to the first due date on the front of this bill by contacting the County Auditor in writing; **appealing does not extend the due date.**

TREASURER'S OFFICE

Telephone: (843) 341-8404

Website: www.BeaufortCountyTreasurer.com

- Collects and distributes current and delinquent taxes
- Applies delinquency fees
- Monitors and manages the delinquency process
- Distributes tax collections to municipalities
- Processes and issues tax refunds
- Receives and processes change of address requests

DELINQUENCY TIMELINE

The Treasurer's Office utilizes multiple methods to pursue the collection of delinquent taxes, including, but not limited to: auction of property, withholding of South Carolina Income Tax refunds, and pursuit through a third-party collections agency. Information about the delinquency timelines may be found at www.BeaufortCountyTreasurer.com.

STORMWATER UTILITY FEE

For Stormwater Utility Fee questions, please contact Stormwater Administration at (843) 255-2805 or wstormwater@bcgov.net. Stormwater rate information can be found at www.beaufortcountysc.gov/stormwater.

You can change your mailing address online at
www.BeaufortCountyTreasurer.com
or in-person at any Treasurer's Office location.



Beaufort County TREASURER

2025 Real Property Tax Receipt

PIN: R510 009 000 008C 0000

AIN: 00344050

Owner: WHITE FAMILY TRUST DTD 1/31/2020

Receipt #: B26.56589

Property Description:

SUBJ TO ROLL BACK TAX LIEN CROPLAND LOT 3 HRS OF BEN WHITE T ACC

2025 Real Property Tax

\$17.54

Paid by WHITE FAMILY TRUST DTD 1/31/2020

Paid on 2026-01-12

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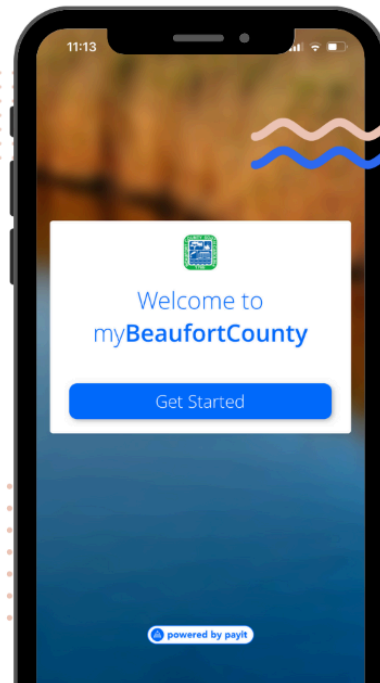
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BEAUFORT COUNTY TREASURER
PO DRAWER 487
BEAUFORT, SC 29901-0487
ELECTRONIC SERVICE REQUESTED
www.BeaufortCountyTreasurer.com

2024 BEAUFORT COUNTY PROPERTY TAX BILL

*****AUTO**MIXED AADC 270
16394296 8706-PTN 85304 1 1 2



WHITE FAMILY TRUST DTD 1/31/2020
2331 GALBRETH RD
PASADENA CA 91104-3432



Have a question about...

Real property or mobile homes?

Call 843-255-2400 or Assessor@bcgov.net

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or BeaufortCountyAuditor@bcgov.net

Your payment?

Call 843-341-8404 or www.BeaufortCountyTreasurer.com

Property ID (PIN)		Alternate ID (AIN)
R510 009 000 008C 0000		00344050
Description		Property Class Code
SUBJ TO ROLL BACK TAX LIEN CROPLAND LOT 3 HR		AgVac Classified
Acres	Assessment Ratio	Tax Authority Group
3.28	4.00%	510-HILTON HEAD PSD #1

Values And Prior Year Information	
Appraised Value	309,600
Capped Value	175,402
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	30
Prior Year Tax/Fees	17.45

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	30	1.61
COUNTY DEBT	0.00320	30	0.10
RURAL & CRITICAL LANDS	0.00300	30	0.09
SCHOOL - OPERATIONS	0.12180	30	3.65
SCHOOL - DEBT	0.03630	30	1.09
TOWN OF HILTON HEAD	0.02140	30	0.65
HILTON HEAD PSD	0.00710	30	0.21
Stormwater COUNTY FEE			0.38
Stormwater MUNICIPAL/DISTRICT FEE			9.69
TOTALS	0.24610	30	17.47

How Your Taxes Are Calculated	
Taxable Value	30
x Millage Rate	0.24610
Tax Amount	7.40
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	10.07
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

TOTAL AMOUNT DUE: \$17.47
DUE BY: January 15, 2025

**SAVE TIME.
GO ONLINE.**

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2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	00344050	0000344050	R510 009 000 008C 0000		\$17.47

Owner as of January 1, 2024 WHITE FAMILY TRUST DTD 1/31/2020

Include on your check your Phone Number, PIN and RevObjID.
Make your check payable to Beaufort County Treasurer.

PAYABLE NOW THRU 01/15/2025 \$17.47
THEN PENALTIES APPLY...
IF RECEIVED AFTER 01/15/2025 (3%) \$17.99
IF RECEIVED AFTER 02/03/2025 (10%) \$19.22
IF RECEIVED AFTER 03/17/2025 (15%) \$20.09
IF RECEIVED AFTER 03/31/2025 (\$250) \$270.09
IF RECEIVED AFTER 09/02/2025 (\$150) \$420.09

WHITE FAMILY TRUST DTD 1/31/2020
2331 GALBRETH RD
PASADENA CA 91104-3432

Beaufort County RPA
PO BOX 105176
ATLANTA GA 30348-5176



00003440500000000174700000017990000001922000000200900744

GENERAL QUESTIONS

For general questions, please call (843) 255-2000.

BILL INFORMATION

This tax bill may be processed electronically.

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Fax: (843) 255-9404

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You can change your mailing address online at
www.BeaufortCountyTreasurer.com
or in-person at any Treasurer's Office location.



Beaufort County TREASURER

2024 Real Property Tax Receipt

PIN: R510 009 000 008C 0000

AIN: 00344050

Owner: WHITE FAMIILY TRUST DTD 1/31/2020

Receipt #: B25.65037

Property Description:

SUBJ TO ROLL BACK TAX LIEN CROPLAND LOT 3 HRS OF BEN WHITE T ACC

2024 Real Property Tax

\$17.47

Paid by WHITE FAMIILY TRUST DTD 1/31/2020

Paid on 2025-01-13

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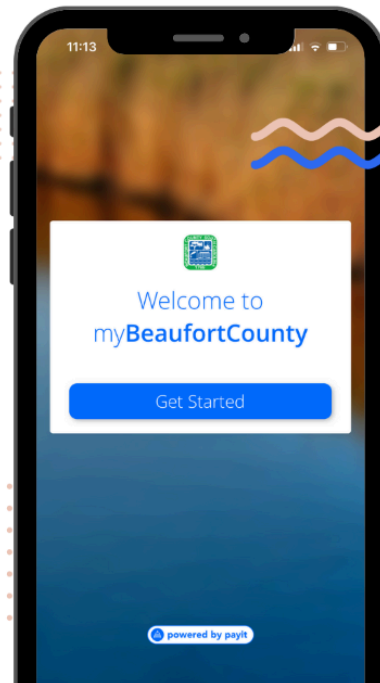
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This deed was prepared by and after
recording return to:

Burr & Forman LLP
P.O. Box 127
Bluffton, SC 29910
JWH:tlw

BEAUFORT COUNTY SC - ROD
BK 4540 Pgs 481 - 483
20260022193
05/20/2026 09:21:02 AM
RCPT# 20260518000056
RECORDING FEES \$15.00
Exempt County Tax \$0.00
Exempt State Tax \$0.00
Exempt City Tax \$0.00

STATE OF SOUTH CAROLINA	)	IN THE PROBATE COURT
	)	
COUNTY OF BEAUFORT	)	DEED OF DISTRIBUTION
	)	(Real Property Only)
IN THE MATTER OF:	)	NOT A WARRANTY DEED
ALETHEA WHITE JACKSON	)	
(Decedent)	)	CASE NUMBER: 2025ES0700171

The undersigned states as follows:

Decedent died on January 14, 2025; and probate of the Estate is being administered in the Probate Court for Beaufort County, South Carolina in Case No. 2025ES0700171; and

I was appointed Personal Representative on February 19, 2025.

Decedent, Alethea White Jackson, owned a 1/10 interest in the real property described as follows:

Tax Map Number: R510 009 000 008C 0000

Street/Property Address: Lot 3 containing 3.28 acres in Matthews Plantation

Legal Description: See attached **Exhibit A**.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable).

This transfer is made pursuant to:

- ☒ Decedent's Will
- ☐ Intestacy Statute: SCPC 62-2-103
- ☐ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: _____
- ☐ Probate Court Order issued on _____
- ☐ Other: _____

ADD DMP Record 6/22/2026 11:30:48 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	009	000	008C	0000	00

In accordance with the laws of the State of South Carolina, the Personal Representative does hereby release all of the Personal Representative's right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: David Jackson, Trustee of the David and Alethea Jackson Revocable Trust dated February 3, 2023
Address: 22 Circlewood Drive
Hilton Head Island, SC 29926

☐ An additional sheet is attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution, on this 12 day of May, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Stacy Patane

Print Name: Stacy Patane

Witness: Tara L. Warthen

Print Name: Tara L. Warthen

Estate of: Alethea White Jackson

Signature of Personal Representative: David Jackson

Print Name: David Jackson

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, Tara L. Warthen, Notary Public, a notary for the State of South Carolina do hereby certify that **David Jackson**, as Personal Representative of the **Estate of Alethea White Jackson**, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 12th day of May, 2026.



Tara L. Warthen (SEAL)
(Signature of Notary Public)

Tara L. Warthen
(Print name of Notary Public)
Notary Public for State of: South Carolina
My Commission Expires: April 17, 2033

Exhibit "A"

Tax Map # R510 009 000 008C 0000

ALL that certain piece, parcel, or lot of land, situate, lying, and being adjacent to Union Cemetery Road on Hilton Head Island, Beaufort County, South Carolina, and being more particularly depicted and described as Lot 3 containing 3.28 acres on that certain plat entitled "A Plat of 32.8 Acres in Mathews Plantation – Surveyed for The Heirs of Ben W. White" which was prepared by Richard L. Stroman, SCRLS 5496, of Coastal Surveying Co., Inc. in January 1975. For a more complete and accurate description, reference is had to said plat, a copy of which is recorded in the Beaufort County Register of Deeds Office in Plat Book 27 at Page 51.

3/15
Cromwell
enC

Record and Return to:
Grantee: Geraldine White
141 Lamotte Drive #A3
Hilton Head Island, SC 29926

BEAUFORT COUNTY SC – ROD
BK 4533 Pgs 2744 – 2746
20260019270 #Pgs: 3
5/1/2026 1:22:31 PM
RCPT# 20260501000093
By: EC
RECORDING FEES \$15.00
Exempt County Tax \$0.00
Exempt State Tax \$0.00
Exempt City Tax \$0.00



STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that ROSA WHITE CROMWELL, whose mailing address is P O Box 2755, Kingshill, St. Croix USVI 00850, as Grantor, for and in consideration of the sum of Five Dollars (\$5.00), the receipt and sufficiency of which are acknowledged, does hereby remise, release, and forever quitclaim unto GERALDINE WHITE, whose mailing address is 141 Lamotte Drive Apt #A3, Hilton Head Island, South Carolina 29926, as Grantee, all of Grantor's right, title, (1/10) one-tenth interest, claim, and demand in and to the following described real property in Beaufort County, South Carolina:

Property Description

Beaufort County Tax Map / Parcel Reference: R510 009 000 008C 000 (Exhibit A)

Legal Description: Being the same 3.28-acre property located adjacent to Union Cemetery Road on Hilton Head Island, Beaufort County, South Carolina, previously transferred by Geraldine White to Rosa White Cromwell by Quitclaim Deed recorded in the Beaufort County Register of Deeds office in Book 4451 at Pages 992–993. Attach the full recorded legal description as Exhibit A or insert the complete metes-and-bounds / recorded legal description before signing and recording.

This is the same property previously conveyed by Geraldine White to Rosa White Cromwell, recorded in the Beaufort County Register of Deeds office in Book 4451 at Pages 992–993, reference to which is hereby made for a more complete legal description.

This conveyance is made without any warranty, express or implied. This deed was prepared for Rosa White Cromwell without the benefit of a title examination.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 28 day of April, 2026.

Signed, sealed, and delivered in the presence of:

ADD DMP Record 6/9/2026 10:55:39 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	009	000	008C	0000	00

Rosa White Cromwell
ROSA WHITE CROMWELL, Grantor

[Signature]
Witness 1

[Signature]
Witness 2

ACKNOWLEDGEMENT

Judicial Division of St. Croix)
United States Virgin Islands) ss.

I, the undersigned Notary Public, do hereby certify that ROSA WHITE CROMWELL personally appeared before me this day and acknowledged the due execution of the foregoing Quitclaim Deed.

Witness my hand and official seal this 28 day of April, 2026.

[Signature]
Notary Public for US Virgin Islands - St. Croix
My Commission Expires: 10/3/28

(SEAL)

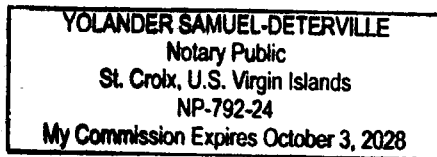


EXHIBIT "A"

All that certain piece, parcel or lot of land, situated, with any improvements thereon, situate, lying and being (1/10) one-tenth adjacent to Union Cemetery Road on Hilton Head Island, Beaufort County, State of South Carolina, aforesaid, and being more particularly depicted and described on that certain plat entitled "A Plat 3.28 acres in Mathews Plantation-surveyed for The Heirs of Ben W. White" which was prepared by Richard L. Stroman SCRLS 5496 of Coastal Surveying Co., Inc. in January 1975 shown as Lot 3 containing 3.28 acres. For a more complete and accurate description, reference is to said plat, a copy of which is recorded in the Beaufort County Register of Deeds Office in Plat Book 27 at Page 51.

This is the same property which was conveyed to Grantor herein by the corrective deed of Perry White dated June 11, 2010, and recorded in the office of RMC for Beaufort County at book number 2965, page 2459, and is shown on the Beaufort County tax map as District 510, map 009, parcel 008C.

Beaufort County Tax Map Reference
R510 009 000 008C 0000

2/15 RB
Cromwell
\$15.00

BEAUFORT COUNTY SC - ROD
BK 4451 Pgs 992-993
2025033764 RED HQ
07/25/2025 01:13:45 PM
REC'D BY rbing RCPT# 1213338
RECORDING FEES \$15.00

Record and Return To:

Grantee: Rosa White Cromwell
P O Box 2755
Kingshill, St. Croix USVI 00850

ADD DMP Record 8/6/2025 11:54:55 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	009	000	008C	0000	00

QUITCLAIM DEED

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

KNOW ALL MEN BY THESE PRESENTS that I, Geraldine White, Grantor, 141 Lamotte Drive #A3, Hilton Head Island, South Carolina 29926 for (\$10) ten dollars and in consideration of love and affection, the receipt and sufficiency of which is hereby acknowledged, do hereby remise, release, and forever quitclaim unto Rosa White Cromwell, Grantee, P O Box 2755, Kingshill, St. Croix USVI 00850, all my right, title, interest, and claim in and to the following described real estate:

DESCRIPTION OF PROPERTY

All that certain piece, parcel or lot of land, situated, with any improvements thereon, situate, lying and being adjacent to Union Cemetery Road on Hilton Head Island, Beaufort County, State of South Carolina, aforesaid, and being more particularly depicted and described on that certain plat entitled "A Plat 3.28 acres in Mathews Plantation-surveyed for The Heirs of Ben W. White" which was prepared by Richard L. Stroman SCRLS 5496 of Coastal Surveying Co., Inc. in January 1975 shown as Lot 3 containing 3.28 acres. For a more complete and accurate description, reference is to said plat, a copy of which is recorded in the Beaufort County Register of Deeds Office in Plat Book 27 at Page 51.

This is the same property which was conveyed to Grantor herein by the corrective deed of Perry White dated June 11, 2010, and recorded in the office of RMC for Beaufort County at book number 2965, page 2459, and is shown on the Beaufort County tax map as District 510, map 009, parcel 008C.

This deed was prepared for Geraldine White without the benefit of a title examination.

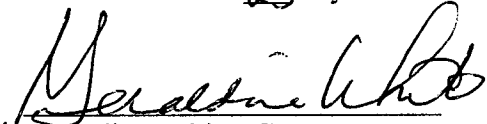
Beaufort County Tax Map Reference
R510 009 000 008C 0000

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

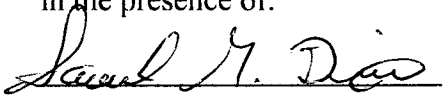
To have and to hold, all singular, the said premises before mentioned on to the said Grantee Rosa White Cromwell her heirs and assigns forever.

And I do hereby bind myself, heirs, assigns, personal representatives and administrators to warrant and forever defend, all and singular, the said premises onto said Grantee Rosa White Cromwell, her successors, assigns, personal representatives and administrators, against me and my heirs and assigns hereafter lawfully claiming, or to claim the same or any part thereof.

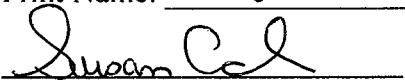
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of July, 2025.


Geraldine White, Grantor

Signed, sealed and delivered
in the presence of:



Witness #1 Signature
Print Name: Savannah Dixon

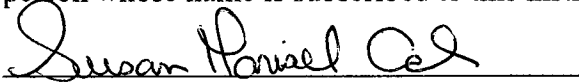


Witness #2 Signature (Notary Public may serve as second witness)
Print Name: Susan Carder

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

The foregoing instrument was acknowledged before me this 25~~th~~ day of July, 2025 by Geraldine White, personally known to me or satisfactorily proven to be the person whose name is subscribed to this instrument.



Notary Public Signature:

Susan Marisol Carder
Printed Name

My Commission Expires: February 25, 2032

SUSAN MARISOL CARDER
Notary Public - State of South Carolina
My Commission Expires February 25, 2032

2/15/24
Williams 8947

BEAUFORT COUNTY SC - ROD
BK 4375 Pgs 1398-1399
2024045597 RED H
10/16/2024 04:16:04 PM
REC'D BY plummec RCPT# 1184287
RECORDING FEES \$15.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) QUIT CLAIM DEED

TO ALL WHOM THESE PRESENTS MAY COME:

WHEREAS, Andre J. White and Jasmine B. White, Trustees of The AJJLA White Family Trust under agreement dated 1 June 2018 (the "Grantors") SENDS GREETINGS:

NOW, KNOW ALL MEN BY THESE PRESENTS, that the Grantors, for and in consideration of the premises, of the Grantors' love and affection for Barbara J. White, as an exchange of properties, and also in consideration of the sum of One and No/100 (\$1.00) Dollar to them in hand paid at and before the sealing and delivery of these presents by Andre J. White, Trustee of The White Family Trust under agreement dated 31 January 2020 (the "Grantee"), whose mailing address is PO Box 21045, Hilton Head Island, SC 29925-1045, the receipt whereof is hereby acknowledged, has remised, released, and forever quit-claimed, and by these presents does remise, release, and forever quit-claim, subject to the easements, restrictions, reservations, conditions, and exceptions set forth below, unto the Grantee, his successors and assigns, all of the Grantors' undivided interest in and to the following described property, to-wit:

ALL THAT certain piece, parcel, or lot of land situate, lying, and being on Hilton Head Island, Beaufort County, South Carolina, shown and designated as Lot 3, containing 3.28 acres, more or less, on that certain plat entitled "A Plat of 32.8 Acres in Mathews Plantation - Surveyed for The Heirs of Ben W. White" prepared by Coastal Surveying Co., Inc., Richard L. Stroman, SCRLS 5496 dated January 1975 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 27 at Page 51.

Said property is conveyed subject to all applicable covenants, conditions, restrictions, reservations, easements, limitations, exceptions, etc. of record in the said Register's Office.

This being the same property conveyed to the Grantors by Quit Claim Deed of Gardenia B. Simmons-White dated 20 April 2020 and recorded on 13 May 2020 in said Register's Office in Record Book 3863 at Page 1278.

This deed was prepared in the Law Office of Chester C. Williams, LLC, PO Box 6028, Hilton Head Island, SC 29938-6028, by Chester C. Williams, Esquire, at the request of the Grantors, without benefit of title examination.



©2024 Chester C. Williams, LLC
X:\Clients\Active\01920-002 White HHI Tracts\2024-10-09 Quit Claim Deed 02.docx

12510 005 000 0249 00001

CHANGE DMP Record 11/12/2024 10:54:54 AM
BEAUFORT COUNTY TAX MAP REFERENCE

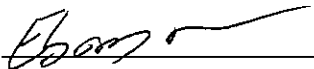
Dist	Map	SMap	Parcel	Block	Week
R510	009	000	008C	0000	00

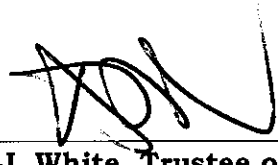
TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining.

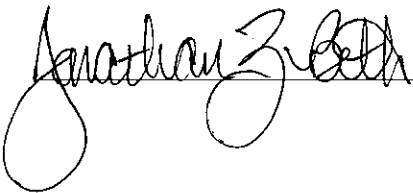
TO HAVE AND TO HOLD all the said premises before mentioned unto the **Grantee**, his successors and assigns, forever, so that neither the **Grantors**, nor their successors or assigns, nor any other person or persons, claiming under them, shall at any time hereafter, by any way or means, have, claim, or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

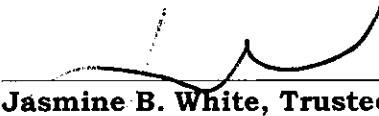
IN WITNESS WHEREOF, we set our hands and seals on 11th October 2024.

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

 _____

 _____ (L.S.)
**Andre J. White, Trustee of The
AJJLA White Family Trust under
agreement dated 1 June 2018**

 _____

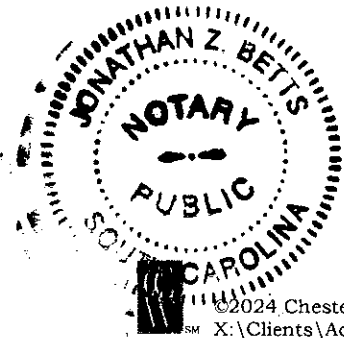
 _____ (L.S.)
**Jasmine B. White, Trustee of The
AJJLA White Family Trust under
agreement dated 1 June 2018**

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

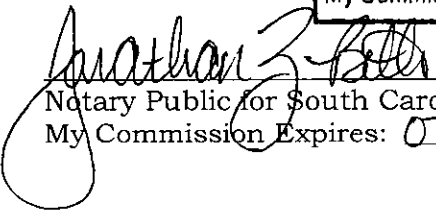
ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that **Andre J. White and Jasmine B. White, Trustees of The AJJLA White Family Trust under agreement dated 1 June 2018** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal on 11th October 2024.



JONATHAN Z. BETTS
Notary Public
State Of South Carolina
My Commission Expires July 31st 2034

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 07/31/2034

Dist	Map	SMap	Parcel	Block	Week
R510	009	000	008C	0000	00

BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BARBARA J. WHITE**, hereinafter referred to as the Grantor, having an address of 214 Beach City Road, Hilton Head Island, SC 29926, in consideration of these premises and also in consideration of the sum of \$5.00 and no/100 dollars (\$5.00), the receipt and sufficiency of which is hereby acknowledged, to Grantor paid by Grantee, does hereby sell, remise, release, convey and forever quitclaim unto **ANDRE J. WHITE, TRUSTEE, and to his Successor Trustees, of the WHITE FAMILY TRUST DATED JANUARY 31, 2020**, having an address of 2331 Galbreth Rd., Pasadena, CA 91104, hereinafter referred to as the Grantee, Grantor's 1/10th undivided interest in and to the real estate described as follows:

ALL that certain piece, parcel or lot of land, situated, lying and being adjacent to Union Cemetery Road on Hilton Head Island, State and County aforesaid, and being more particularly depicted and described on that certain plat entitled "A Plat of 32.8 Acres in Mathews Plantation- Surveyed for The Heirs of Ben W. White" which was prepared by Richard L. Stroman SCRLS 5496 of Coastal Surveying Co., Inc. in January 1975 shown as Lot 3 containing 3.28 acres. For a more complete and accurate description, reference is had to said plat, a copy of which is recorded in the Beaufort County Register of Deeds Office in Plat Book 27 at Page 51.

TAX MAP#: R510 009 000 008C 0000

This conveyance is made by the Grantor and accepted by the Grantee subject to any and all applicable covenants, restrictions, conditions, provisions, easements and/or rights-of-way as set forth in the Office of the Registrar of Deeds for Beaufort County, South Carolina.

This being the same property the Grantor herein obtained by deed of distribution from the Estate of Perry White dated April 20, 2021, and recorded in Book 4014 at Page 509 in the Office of the ROD for Beaufort County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

Type of Deed. This deed is a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Witness the Grantor's hands and seals this 22 day of November, 2021.

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

By Barbara J. White
Barbara J. White

STATE OF SOUTH CAROLINA

)

WITNESS ATTESTATION

)

COUNTY OF BEAUFORT

)

The foregoing Quitclaim Deed was, on the day and year written above, published, and declared by Barbara J. White, the Grantor, in our presence to be her Quitclaim Deed. We, in her presence and at her request, and in the presence of each other, attest to the same and sign our names as attesting witnesses. We also declare that we are not a party to, or beneficiary of, this transaction. We declare that at the time of our attestation of this instrument, Barbara J. White was, according to our best knowledge and belief, of sound mind and memory and under no undue duress or constraint.

Audrey R. Jenkins
Witness

Audrey R. Jenkins
Print Name

Kelly M. Todd
Witness

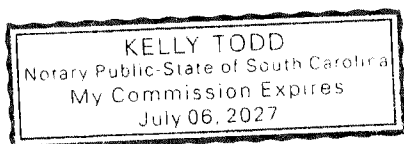
Kelly M. Todd
Print Name

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do certify that Barbara J. White, as Grantor, personally appeared before me this day and acknowledged the due execution of the forgoing instrument, before the witnesses named above.

Witness my hand and official seal this the 22 day of November, 2021.

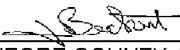


Kelly Todd (SEAL)
Kelly Todd
Notary Public for South Carolina
My Commission Expires: July 6, 2027

=====
**This Deed was prepared by The Elder Law & Estate Planning Center, 10 Pinckney Colony Road,
Suite 400, Bluffton, South Carolina and without the benefit of title examination.**
=====

Grantee's address: 2331 Galbreth Rd., Pasadena, CA, 91104

RECORDED
2021 Jul -29 04:31 PM


BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 4014 Pgs 0509-0518
FILE NUM 2021037099
05/19/2021 04:03:37 PM
RCPT# 1035558
RECORDING FEES 15.00

STATE OF SOUTH CAROLINA	)	IN THE PROBATE COURT
	)	
COUNTY OF BEAUFORT	)	DEED OF DISTRIBUTION
	)	(Real Property Only)
IN THE MATTER OF:	)	NOT A WARRANTY DEED
PERRY WHITE	)	
(Decedent)	)	CASE NUMBER: 2020ES0700274

The undersigned states as follows:

Decedent died on DECEMBER 18, 2019; and probate of the Estate is being administered in the Probate Court for BEAUFORT County, South Carolina, in File #2020ES0700274.

I/We was/were appointed Personal Representative (s) on MARCH 11, 2020.

Decedent owned real property described as follows:

Tax Map Number: R510 009 000 008C 0000

Street/Property Address: N/A

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO

WHEREAS DECEDENT OWNED A 1/10TH INTEREST IN THE DESCRIBED PROPERTY AND THE PERSONAL REPRESENTATIVE CONVEYS SAID FRACTIONAL INTEREST TO THE DEVISEE.

THIS BEING THE SAME PROPERTY THE DECEDENT OBTAINED BY DEED FROM EDITH MOULTRIE DATED APRIL 14, 1988 AND RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY, SOUTH CAROLINA IN BOOK 499 PAGE 1762 AND THROUGH A CORRECTIVE TITLE TO REAL ESTATE RECORDED ON JUNE 17, 2010 IN BOOK 2965 AT PAGE 2459.

ADD DMP Record 7/28/2021 10:01:35 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	009	000	008C	0000	00

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- ☐ Intestacy Statute: SCPC 62-2-103
- ☐ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: _____
- ☐ Probate Court Order issued on _____
- ☐ Other: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

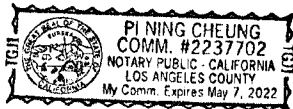
On April 20, 2021 before me, Pi NING CHEUNG - Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared ANDRE J. WHITE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

2/15/20
C Williams

RECORDED
2021 Jun -18 09:42 AM

BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA) IN THE PROBATE COURT
COUNTY OF BEAUFORT)
IN THE MATTER OF:)
GRACE W. BARTLEY)
(Decedent))
CASE NUMBER: 2021ES0700396

**DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED**

The undersigned states as follows:

The Decedent died on 12 DECEMBER 2012; and probate of the Estate is being administered in the Probate Court for BEAUFORT County, South Carolina, in File #2021ES0700396.

I was appointed Successor Executor of the Estate of Grace W. Bartley on 26 June 2020 by Order of the Honorable Mark F. Weaver, New Hampshire Circuit Court, 10th Circuit, Probate Division, Brentwood, and I thereafter opened an ancillary probate of the Estate of Grace W. Bartley in the Probate Court for Beaufort County, South Carolina as Beaufort County Probate Court Case No. 2021ES0100396.

The Decedent owned an interest in real property described as follows:

Tax Map Number: R510-009-000-008C-0000

Street/Property Address: OFF UNION CEMETERY ROAD, HILTON HEAD ISLAND, SC 29926

Legal Description:

All of the Decedent's interest in and to:

ALL that certain piece, parcel, or lot of land, situated, lying and being adjacent to Union Cemetery Road on Hilton Head Island, State and County aforesaid, and being more particularly depicted and described on that certain plat entitled "A Plat of 32.8 Acres in Mathews Plantation - Surveyed for The Heirs of Ben W. White" which was prepared by Richard L. Stroman SCRLS 5496 of Coastal Surveying Co., Inc. in January 1975 shown as Lot 3 containing 3.28 acres. For a more complete and accurate description, reference is had to said plat, a copy of which is recorded in the Beaufort County Register of Deeds Office in Plat Book 27 at Page 51.

This being the same property conveyed to the within Decedent and others by deed of Perry White dated 11 June 2010 and recorded 17 June 2010 in said Register's Office in Record Book 2965 at Page 2459.

The within document was prepared in the Law Office of Chester C. Williams, LLC, Post Office Box 6028, Hilton Head Island, SC 29938, by Chester C. Williams, Esquire, without benefit of title examination.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

☒ Decedent's Will

☐ Intestacy Statute: SCPC 62-2-103

☐ Private Family Agreement: SCPC 62-3-912

☐ Disclaimer by: _____

☐ Probate Court Order issued on _____

☐ Other: _____

FORM #400ES (1/2016)

Page 1 of 2

62-3-907, 62-3-908

ADD DMP Record 6/15/2021 09:46:07 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	009	000	008C	0000	00

BEAUFORT COUNTY SC - RDB
BK 4000 Pgs 1802-1803
FILE NUM 2021028225
04/20/2021 03:40:38 PM
REC'D BY pbxley RCF# 1029443
RECORDING FEES \$15.00

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: GERALD L. BARTLEY
(2/3 UNDIVIDED INTEREST)
Address: 404 MARSH POINT DRIVE
HILTON HEAD ISLAND, SC 29926

Name: JESSICA A. MALLET
(1/9 UNDIVIDED INTEREST)
Address: 1013 NORTH KING ST., APT. 203D
COLUMBIA, SC 29223

Name: PAUL A. SANON
(1/9 UNDIVIDED INTEREST)
Address: 1128 POWELL COURT SE
ATLANTA, GA 30316

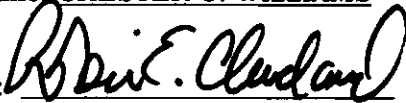
Name: VICTORIA L. SANON
(1/9 UNDIVIDED INTEREST)
Address: 400 WINCHESTER TRAIL, APT. 407
ATLANTA, GA 30339

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF, the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 19th day of APRIL, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: 
Print Name: CHESTER C. WILLIAMS

Witness: 
Print Name: ROBIN E. CLEVELAND

Estate of: GRACE W. BARTLEY
Signature of Personal
Representative:


Print Name: GERALD L. BARTLEY

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, ROBIN E. CLEVELAND, Notary Public, a notary for the State of South Carolina do hereby certify that GERALD L. BARTLEY, as Personal Representative(s) of the Estate of GRACE W. BARTLEY, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 19th day of APRIL, 2021.

 (SEAL)

(Signature of Notary Public)

ROBIN E. CLEVELAND

(Print name of Notary Public)

Notary Public for State of SOUTH CAROLINA

My Commission Expires: 30 JUNE 2030

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

Dist Map SMap Parcel Block Week
R510 009 000 008C 0000 00

RECORDED
2021 Jun -17 02:42 PM

BEAUFORT COUNTY AUDITOR



BEAUFORT COUNTY SC - ROD
BK 3997 Pgs 1722-1723
FILE NUM 2021026443
04/13/2021 12:59:17 PM
REC'D BY fjenkins RCPT# 1028196
RECORDING FEES \$15.00

STATE OF SOUTH CAROLINA)

QUIT CLAIM DEED

COUNTY OF BEAUFORT)

TO ALL WHOM THESE PRESENTS MAY COME:

WHEREAS, Gardenia B. Simmons-White, also known as Gardenia White (the "**Grantor**") **SENDS GREETINGS:**

NOW, KNOW ALL MEN BY THESE PRESENTS, that the **Grantor**, for and in consideration of the premises, of the **Grantor's** love and affection for Andre J. White and Jasmine B. White, and also in consideration of the sum of One and No/100 (\$1.00) Dollar to her in hand paid at and before the sealing and delivery of these presents by **Andre J. White and Jasmine B. White, Trustees of The AJJLA White Family Trust under agreement dated 1 June 2018** (the "**Grantees**"), of 2331 Galbreath Road, Pasadena, CA 91104, the receipt whereof is hereby acknowledged, has remised, released, and forever quit-claimed, and by these presents does remise, release, and forever quit-claim, subject to the easements, restrictions, reservations, conditions, and exceptions set forth below, unto the **Grantees**, their successors and assigns, all of the Grantor's undivided interest in and to the following described property, to-wit:

ALL THAT certain piece, parcel, or lot of land situate, lying, and being on Hilton Head Island, Beaufort County, South Carolina, shown and designated on that certain plat entitled "A Plat of 32.8 Acres in Mathews Plantation - Surveyed for The Heirs of Ben W. White" which was prepared by Richard L. Stroman SCRLS 5496 of Coastal Surveying Co., Inc. in January 1975 shown as Lot 3 containing 3.28 acres. For a more complete and accurate description, reference is had to said plat, a copy of which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 27 at Page 51.

Said property is conveyed subject to all applicable covenants, conditions, restrictions, reservations, easements, limitations, exceptions, etc. of record in the said Register's Office.

This being the same property conveyed to the **Grantor** by Corrective Title to Real Estate of Perry White dated 11 June 2010 and recorded in said Register's Office in Record Book 2965 at Page 2459.

This deed was prepared in the Law Office of Chester C. Williams, LLC, PO Box 6028, Hilton Head Island, SC 29938-6028, by Chester C.



©2021 Chester C. Williams, LLC

X:\Clients\Active\01920-002 White HHI Tracts\G White\2021-04-03 Quit Claim Deed.docx

Williams, Esquire, at the request of the **Grantees**, without benefit of title examination.

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 the said premises before mentioned unto the **Grantees**, their successors and assigns, forever, so that neither the **Grantor**, nor her heirs, nor any other person or persons, claiming under her or them, shall at any time hereafter, by any way or means, have, claim, or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, I set my hand and seal on April 8th 2021.

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

HAir
[Signature]

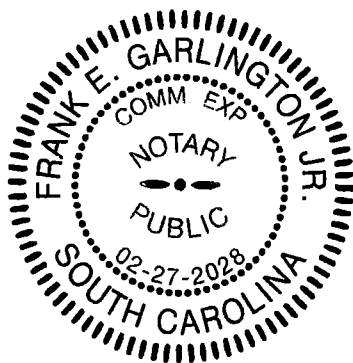
Gardenia B. Simmons-White (L.S.)
Gardenia B. Simmons-White, also
known as Gardenia White

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that **Gardenia B. Simmons-White** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal on April 8th 2021.



HAir Jr (SEAL)
Notary Public for South Carolina
My Commission Expires: 2-27-2028



7/10 RB
McNair
4607

BEAUFORT COUNTY SC - ROD
BK 02965 PGS 2459-2460
FILE NUM 2010031260
06/17/2010 01:57:33 PM
REC'D BY B BING RCPT# 619752
RECORDING FEES 10.00

ADD DMP Record 9/10/2010 02:30:49 PM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R510 009 000 008C 0000 00

STATE OF SOUTH CAROLINA)
)
) **CORRECTIVE TITLE**
) **TO REAL ESTATE**
COUNTY OF BEAUFORT) RE: Deed Book 499 Page 1762

WHEREAS, the property described below has been held in Trust by the within Grantor pursuant to Court Order from Civil Action No.: 95-CP-07-1849 filed April 23, 1999 with the Beaufort County Clerk of Court, the terms and conditions of which are incorporated herein;

WHEREAS, pursuant to the terms of the Court Order, the within Grantor is conveying the entire property described below to the ten (10) beneficiaries of the Trust identified in the Court Order.

KNOW ALL PERSONS BY THESE PRESENTS, THAT PERRY WHITE ("GRANTOR") in the State aforesaid, at and before the sealing of these presents by **PERRY WHITE, JOHNNIE WHITE, EDITH MOULTRIE, GARDENIA WHITE, ALETHEA W. JACKSON, MARVELINA WHITE CLEMONS, MAGGIE W. BRUEN, ROSA W. HAMPSON, GRACE E. BARTLEY and GERALDINE WHITE**(collectively "GRANTEES") has granted, bargained, conveyed and released, and by these presents does grant, bargain, convey and release unto each of the said Grantees, their successors and assigns forever, an undivided ten percent (10%) interest in the following described property, so that each individual Grantee shall own an undivided ten percent (10%) interest in the property as a tenant in common with the other Grantees:

ALL that certain piece, parcel or lot of land, situated, lying and being adjacent to Union Cemetery Road on Hilton Head Island, State and County aforesaid, and being more particularly depicted and described on that certain plat entitled "A Plat of 32.8 Acres in Mathews Plantation- Surveyed for The Heirs of Ben W. White" which was prepared by Richard L. Stroman SCRLS 5496 of Coastal Surveying Co., Inc. in January 1975 shown as Lot 3 containing 3.28 acres. For a more complete and accurate description, reference is had to said plat, a copy of which is recorded in the Beaufort County Register of Deeds Office in Plat Book 27 at Page 51.

This being the property conveyed to the within Grantor by deed of Edith Moultrie recorded in the Beaufort County Register of Deeds Office on April 14, 1988 in Book 499 at Page 1762.

This deed was prepared without benefit of title examination by McNair Law Firm, P.A., P.O. Drawer 3, Hilton Head Island, South Carolina 29938

HILTONHEAD 721450v2 047824-00001

RECORDED
2010 Sep -16 10:03 AM
Sharon O. Burns
BEAUFORT COUNTY AUDITOR

State of South Carolina,

COUNTY OF BEAUFORT

Form 14—Title to Real Estate

Whitaker, Brown & Campbell Co., Chgo. S. C.

67980

Revised 1976

1762

I, EDITH MOULTRIE

KNOW ALL MEN BY THESE PRESENTS, THAT

in the State aforesaid _____ for and _____ in consideration of the sum of

ONE AND NO/100 (\$1.00) and love and affection _____ DOLLARS,

to _____ in hand paid at and before the sealing of these presents by PERRY WHITE

PO Box 1031
Hilton Head SC 29925

in the State aforesaid _____ for which _____ the receipt whereof is hereby

acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and

release unto the said PERRY WHITE, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, State and County aforesaid, and being more particularly bounded and described by that certain plat which was prepared by Coastal Surveying Company, Incorporated in January 1975, as Lot No. 3, containing 3.28 acres. For a more complete and accurate description reference may be had to said plat, a copy of which is recorded in the office of the Clerk of Court for Beaufort County at Plat Book 27, Page 51.

This is the same property conveyed to the Grantor herein by deed of the Grantee on January 9, 1987 and recorded in the office of the Clerk of Court for Beaufort County at Deed Book 468, Page 1493.

This deed prepared without the benefit of a title examination by the law firm of MOSS, DORE & KUHN, P.A., 1501 North Street, Beaufort, S.C.

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
500	9		8C	

--1763

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

PERRY WHITE, his

Heirs and Assigns forever.

AND I do hereby bind myself and my Heirs, -1764
Executors and Administrators, to warrant and forever, defend, all and singular, the said Premises unto the said
PERRY WHITE, his

Heirs and Assigns, against me and my Heirs, and all persons whomso-
ever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal, this _____ day of _____
in the year of our Lord one thousand nine hundred and eighty-eight and in the two hundred and
Twelfth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

1 [Signature] Edith W. Moultrie (L. S.)
signature of 1st witness EDITH MOULTRIE
3 Virginia M. Parham (L. S.)
signature of 2nd witness (Notary)

GEORGIA

The State of South Carolina //

CHATHAM County.

PERSONALLY appeared before me Fannie P. Spivey
print name of 1st witness
and made oath that _____ saw the within named Edith Moultrie
sign, seal, and as her act and deed, deliver the within written Deed,
and that with 5 Virginia M. Parham
print name of 2nd witness
_____ witnessed the execution thereof.

SWORN to before me, this 12th

day of April A.D. 1988

Virginia M. Parham (SEAL)
Notary Public of South Carolina Georgia
My Commission Expires:

[Signature]
signature of 1st witness

VIRGINIA M. PARHAM
Notary Public, Chatham County, Ga.
My Commission Expires Dec. 7, 1990

MD&K, P.A., LOD/mcm . - 1765
State of South Carolina,

LEADERSHIP COUNTY
RECEIVED
'88 APR 14 AM 11 00

TO

TITLE TO REAL ESTATE

Filed 14th day

of April A.D. 1988

at 11:00 o'clock A.M.

and recorded in Book 499

Page 1762, Fee, \$ 4.00

STEWART H. DOLTON

R. M. C. or Clerk Court C.P. & G. S.

Beaufort County, S.C.

Recorded this 4th day

of May, 1988

in Book 11 Page 162

Fee, \$

Theresa Ann Hargis

Auditor Beaufort County, S. C.

State of South Carolina,

COUNTY OF BEAUFORT

Form 14—Title to Real Estate

© 1978, South Carolina Co., Inc., S.C.

67880

Revised 1978

1493

KNOW ALL MEN BY THESE PRESENTS, THAT

I, PERRY WHITE

in the State aforesaid _____ for and _____ in consideration of the sum of
_____ ONE AND NO/100 (\$1.00) and love and affection----- DOLLARS,

to _____ me _____ in hand paid at and before the sealing of these presents by _____ EDITH MOULTRIE
214 East Lathrope Ave., Savannah, Ga.

in the State aforesaid _____ for which _____ the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and
release unto the said _____ EDITH MOULTRIE, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being on Hilton Head Island, State and County aforesaid, and being more particularly bounded and described by that certain plat which was prepared by Coastal Surveying Company, Inc., in January 1975, as Lot No. 3, containing 3.28 acres. For a more complete and accurate description reference may be had to said plat, a copy of which is recorded in the office of the Clerk of Court for Beaufort County at Plat Book 27, Page 51.

This is the same property conveyed to the Grantor herein by deed of Johnny White on September 27, 1978, and recorded in the office of the Clerk of Court for Beaufort County at Deed Book 270, Page 1047.

This deed prepared without the benefit of a title examination by the law firm of MOSS, BAILEY, DORE & KUHN, P.A., 1501 North Street, Beaufort, South Carolina.

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Sub	Tract	Block
500	9		BC	

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

EDITH MOULTRIE, her

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
EDITH MOULTRIE, her
 Heirs and Assigns, against me and my Heirs, and all persons whomso-
 ever _____ lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal _____, this 9th day of Januar
 in the year of our Lord one thousand nine hundred and eighty-seven and in the two hundred and
Eleventh year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF

Margie Mack _____ (L. S.)
Perry White _____ (L. S.)
Perry White
 PERRY WHITE

The State of South Carolina.

BEAUFORT County.

PERSONALLY appeared before me Margie Mack
 and made oath that she saw the within named Perry White
 _____ sign, seal, and as his act and deed, deliver the within written Deed,
 and that she with Louis Dore
 _____ witnessed the execution thereof.

SWORN to before me, this 9th

day of January A.D. 19 87

Louis Dore (SEAL)
 Notary Public of South Carolina
 My Commission Expires: 12/5/93

Margie Mack

14055
LOD/mcm
State of South Carolina,

1496

RECORDED
INDEXED
'87 JUN 13 PM 3 38

PERRY WHITE

TO

EDITH MOULTRIE

TITLE TO REAL ESTATE

Filed 13 day

of January A.D. 19 87

at 3.38 o'clock P M.

and recorded in Book 408

Page 1493 Fee \$ 4.00

81 Howard Pfen
R. M. C. or Clerk Court C.P. & G. S.

Beaufort County, S.C.

Recorded this 3rd day

of February, 19 87

in Book 7 Page 264

Fee, \$

Nancy A. Maylee

Auditor Beaufort County, S. C.

3-10-16
Palmetto Electric

BEAUFORT COUNTY SC - ROD
BK 3518 Pgs 1363-1365
FILE NUM 2016052256
09/27/2016 03:03:20 PM
REC'D BY pbaxley RCPT# 825482
RECORDING FEES \$10.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned **Perry White** (hereinafter "**GRANTOR**"), for the **Heirs of Johnny White**, for consideration of One (\$1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the covenants and conditions expressed herein, do hereby grant bargain and sell and by these presents have granted, bargained and sold unto **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns (hereinafter "**GRANTEE**") the nonexclusive right to enter the following described lands for the purpose of erecting, operating and maintaining overhead and/or underground electric and communications systems.
ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES:	3.28
TAX DISTRICT:	510
MAP & PARCEL NO.:	009 000 008C 0000
AREA OF COUNTY:	
TOWN/TOWNSHIP:	Hilton Head Island
SUBDIVISION:	Heirs of Ben White
LOCATION:	Union Cemetery Road
LOT:	3
PLAT REFERENCE:	Book: 47 Page: 118
OTHER:	See Deed recorded in DB. 2965 at PG. 2459

Said easement shall be centered five (5') foot on each side of buried power line or ten (10') foot wide.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns forever.

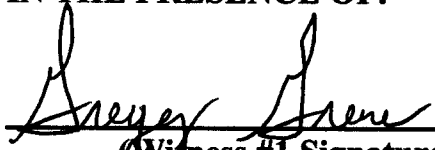
AND I do hereby bind myself and my Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

The grant of this easement is subject to the following terms and conditions:

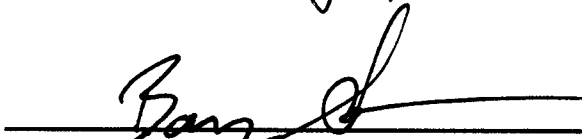
1. That **Grantee's** right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an overhead and/or underground electric or communications system.
2. That **Grantor** hereby reserves the right to use or convey the property which is subject of this Easement in any manner whatsoever which does not interfere with the use and enjoyment of the Easement.
3. That **Grantor** hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of **Grantor**.
4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment, or within the boundaries of the basic easement.

WITNESS my Hand and Seal, this 12th day of August, in the year of our Lord Two Thousand Sixteen.

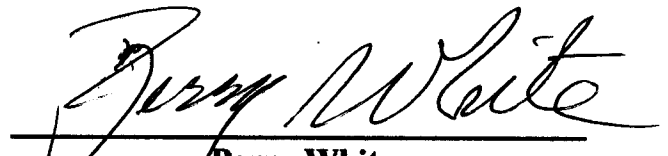
**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**


(Witness #1 Signature)

Print Name: Gregory Greave


(Witness #2 Signature)

Print Name: Barry Smith


Perry White

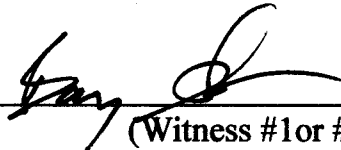
By: PERRY WHITE
Print Name

It's: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **Grantor** sign, seal, and as his/her act and deed, deliver the within written Easement, and that he/she with the other witness whose signature appears above witnessed the execution thereof.

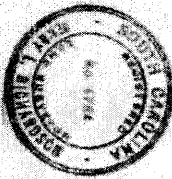


(Witness #1 or #2)

SWORN to before me, this 12th
Day of August, A.D., 2016

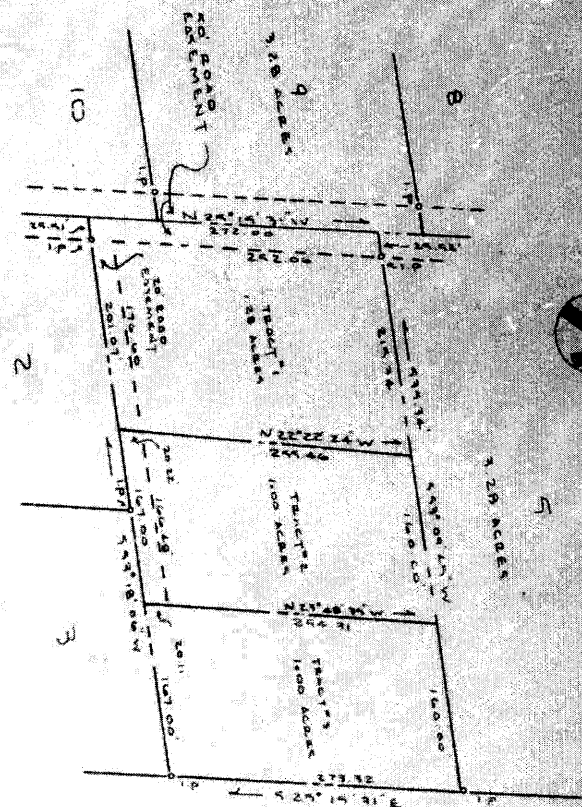


(SEAL)
Notary Public for Beaufort County, South Carolina
My Commission Expires: August 9, 2021



John L. Richardson
 JOHN L. RICHARDSON
 REGISTRAR
 REC. 25, 1976, NO. 4784

REFERENCE PLATS
 COASTAL SURVEYING CO.
 JAN 1976



A PLAT OF
 THREE PARCELS, CONTAINING 3.28 ACRES
 FROM TRACT 4, MATHEWS PLATATION
 HILTON HEAD ISLAND, BEAUFORT COUNTY
 SOUTH CAROLINA
 SURVEYED FOR
 PERRY WHITE

COASTAL SURVEYING CO. INC.
 HILTON HEAD ISLAND, SOUTH CAROLINA

This Plan/Plat/Project
 DOES NOT CONSTITUTE DEVELOPMENT
 according to the Town of Hilton Head Island's
 Land Management Ordinance section 6-7-233(3)
 Certified by: *John L. Richardson*
 Title: *Registrar*
 Date: *Oct 4 1973*
 THIS DOES NOT AUTHORIZE
 SUBDIVISION.

PLAT BOOK *47*
 PAGE *118*
 DATE *10-5-73*

RECEIVED
 OCT 10 1973
 BEAUFORT COUNTY
 REC'D

ORIGINAL DOCUMENT
 FROM CONDITION OR CONTRACT

13X

Order# 1504561

Reference No: Multiple owners

Property and Ownership Information			
Name	KRPM, LLC	Completed Date	08/25/2026
		Index Date	08/11/2026
Property Address	R5100050000010000000, Hilton Head Island, SC 29926	Report Type	Full Search
APN# / Parcel # / PIN#	R510 005 000 0010 0000	County	Beaufort
Title Defect Category			
Alert Note:			

Vesting Information			
Grantee(s)/Deed Owner	KRPM, LLC	Deed Date	11/07/2024
Grantor / Prior Owner	Edith Moultrie a/k/a Edith W. Moultrie, Nikola White, Maggie W. Bruen, Geraldine White, Alethea W. Jackson, Rosa White n/k/a Rosa White Cromwell, Marvelina W. Clemons, Gerald L. Bartley, Paul A. Sanon, Jessica A. Mallett, Victoria L. Sanon and Andre J. White, Trustee of the White Family Trust dated January 31, 2020 and any amendments thereto	Recorded Date	02/04/2025
Instrument#	2025004937	Book#	4402
Consideration (\$)	180,000.00	Page#	1901
Sale Price(\$)		Deed Type	TITLE TO REAL ESTATE
Notes			

Chain Of Title 1			
Grantee(s)/Deed Owner	Nikola White	Deed Date	12/14/2024
Grantor / Prior Owner	Estate of Johnnie O. White by Nikola White, Personal Representative (1/10 interest)	Recorded Date	12/31/2024
Instrument#	2024056702	Book#	4395
Consideration (\$)		Page#	0184
Sale Price(\$)		Deed Type	Personal Rep. Deed
Notes	Conveys 1/10 interest		

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Recorders, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.



Chain Of Title 2

Grantee(s)/Deed Owner	ANDRE J. WHITE, TRUSTEE, AND TO HIS SUCCESOR TRUSTEE, OF THE WHITE FAMILY TRUST DATED JANUARY 31, 2020	Deed Date	12/20/2024
Grantor / Prior Owner	BARBARA J. WHITE	Recorded Date	12/26/2024
Instrument#	2024055730	Book#	4393
Consideration (\$)	10.00	Page#	1603
Sale Price(\$)		Deed Type	Corrective Deed
Notes	1. Conveys 1/10 interest 2. Corrects interest conveyed on Deed 4086/3199		

Chain Of Title 3

Grantee(s)/Deed Owner	ANDRE J. WHITE, TRUSTEE, and to his Successor Trustees, of the WHITE FAMILY TRUST DATED JANUARY 31, 2020	Deed Date	11/22/2021
Grantor / Prior Owner	BARBARA J. WHITE	Recorded Date	11/22/2021
Instrument#	2021081402	Book#	4086
Consideration (\$)	5.00	Page#	3199
Sale Price(\$)		Deed Type	Quitclaim Deed
Notes			

Chain Of Title 4

Grantee(s)/Deed Owner	BARBARA J. WHITE	Deed Date	04/20/2021
Grantor / Prior Owner	Estate of: PERRY WHITE, by ANDRE J. WHITE, Personal Representative	Recorded Date	05/19/2021
Instrument#	2021037025	Book#	4014
Consideration (\$)		Page#	0096
Sale Price(\$)		Deed Type	Personal Rep. Deed
Notes	Conveys 1/9 interest		

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Records, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Chain Of Title 5

Grantee(s)/Deed Owner	GERALD L. BARTLEY (2/3 UNDIVIDED INTEREST), JESSICA A. MALLETT (1/9 UNDIVIDED INTEREST), PAUL A. SANON (1/9 UNDIVIDED INTEREST) AND VICTORIA L. SANON (1/9 UNDIVIDED INTEREST)	Deed Date	04/19/2021
Grantor / Prior Owner	Estate of: GRACE W. BARTLEY by Gerald L. Bartley, Personal Representative	Recorded Date	04/20/2021
Instrument#	2021028223	Book#	4000
Consideration (\$)		Page#	1798
Sale Price(\$)		Deed Type	Personal Rep. Deed
Notes			

Chain Of Title 6

Grantee(s)/Deed Owner	Edith Moultrie	Deed Date	01/27/2009
Grantor / Prior Owner	Gardenia B. Simmons-White, Beneficiary of Nathaniel White	Recorded Date	01/28/2009
Instrument#	2009005028	Book#	02803
Consideration (\$)		Page#	1667
Sale Price(\$)		Deed Type	Quitclaim Deed
Notes	Conveys 1/10 interest		

Chain Of Title 7

Grantee(s)/Deed Owner	Nathaniel White, Sr.	Deed Date	06/16/2000
Grantor / Prior Owner	Estate of: Cheryl Felicia White by Nathaniel White, Sr., Personal Representative	Recorded Date	07/06/2000
Instrument#	33176	Book#	1309
Consideration (\$)		Page#	943
Sale Price(\$)		Deed Type	Personal Rep. Deed
Notes	No Probate found, reference Deed 02803/1667		

Probate Information

Deceased Name	Nathaniel White, Sr.	Date Of Death	
---------------	----------------------	---------------	--

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Recorders, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Chain Of Title 8			
Grantee(s)/Deed Owner	Nathaniel White, Johnnie O. White, Perry White, Edith W. Moultrie, Grace W. Bartley, Maggie W. Bruen, Geraldine White, Alethea W. Jackson, Rosa White and Marvelina W. Clemons	Deed Date	09/11/1997
Grantor / Prior Owner	Edith Moultrie	Recorded Date	09/17/1997
Instrument#	35392	Book#	974
Consideration (\$)	5.00	Page#	1791
Sale Price(\$)		Deed Type	Warranty Deed
Notes	Each Grantee granted 1/10 interest 1. Johnnie O White Probate is abstract only (ref: Deed 4395/0184) 2. Grace W. Bartley Probate is abstract only (ref: Deed 4000/1798) 3. Perry White (Deceased 12/18/2019) - Probate is abstract only (ref: Deed 4014/0096)		

Probate Information			
Deceased Name	JOHNNIE O. WHITE	Date Of Death	02/05/2020
Letters of Administration/Appointment of Executor			
Doc# or Case#	2024ES0701437	Book# / Page#	/
Recorded Date			
Probate Information			
Deceased Name	GRACE W. BARTLEY	Date Of Death	12/12/2012
Letters of Administration/Appointment of Executor			
Doc# or Case#	2021ES0700396	Book# / Page#	/
Recorded Date			

Chain Of Title 9			
Grantee(s)/Deed Owner	EDITH MOULTRIE, her heirs and assigns forever	Deed Date	12/22/1992
Grantor / Prior Owner	JOHNNY WHITE	Recorded Date	06/17/1993
Instrument#	19184	Book#	631
Consideration (\$)	1.00	Page#	2387
Sale Price(\$)		Deed Type	Title to Real Estate
Notes			

Open Mortgages Information
No open mortgages found.

Active Judgments and Liens
No active judgments or liens found.

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Records, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due Paid)	Good Through	Amount(\$)
Parcel# R510 005 000 0010 0000						
2025	Combined	Annual	Paid	11/24/2025		2,399.78
Tax Status Disclaimer						
Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.						

Property Tax Assessment				
Parcel #	R510 005 000 0010 0000	Annual Tax Amount	2,399.78	
Legal Description	Maps as District 510, Map 5, Parcel 10			
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)
2025	0.00	0.00	0.00	9,000.00

Additional Information
HOA Name: No HOA found

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Records, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

General Information

Property Owner(s): KRPM LLC, WHITE NATHANIEL,	Property ID: R510 005 000 0010 0000	AIN: 00337816
Mailing Address: 17 BELLHAVE WAY	Property Address: NOT AVAILABLE	Acreage: 0.5000
HILTON HEAD ISLAND SC 29928	Property Class: ResVac Platted&Unplatted	Tax Authority Group: 510-HILTON HEAD PSD #1

Last updated: 8/24/2026 03:12:53 AM

Legal Description
GENERAL WARRNATY DEED DB974 PG1791 ETAL INCLUDES-BRUEN MAGGIE W; WHITE GERALDINE
: JACKSON ALETHEA W; WHITE ROSA; CLEMONS MARVELINA W

Assessment Information

Prior Year	2024	Current Year	2025
Appraised Value Land	\$82,500	Appraised Value Land	\$150,000
Appraised Value Improvements		Appraised Value Improvements	
Total Appraised Value	\$82,500	Total Appraised Value	\$150,000
Limited (Capped) Appraised Value Total	\$41,130	Limited (Capped) Appraised Value Total	\$150,000
Exemption Amount		Exemption Amount	
Taxable Value	\$2,470	Taxable Value	\$9,000
Assessment Ratio	6%	Assessment Ratio	6%
Assessed Value	\$2,470	Assessed Value	\$9,000

Ownership History

Date	Grantor	Type	Deed Book	Deed Page	Deed Type	Sale Price
12/20/24	Moultrie Edith W	Single	4393	1603	Co	0
12/19/24	Moultrie Edith W	Single	4395	0184	De	0
12/19/24	White Nathaniel	Single	4402	1901	Co	180,000
11/22/21	Moultrie Edith W	Single	4086	3199	Qu	5
4/20/21	White Nathaniel	Single	4014	96	De	0
4/19/21	Moultrie Edith W White Nathaniel Jo	Single	4000	1798	De	0
6/16/00	White Nathaniel Johnnie O Perry Br		1309	943	Ex	0
9/11/97	Moultrie Edith		974	1791	Fu	5
12/22/92	White Johnnie L %		631	2387	Fu	1
1/1/80	White Johnnie L %		190	2795	Ot	0
12/31/76					Or	0

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2024	ATI MARKET VALUE	150,000	0	150,000
2022	COUNTYWIDE REVALUATION	82,500	0	82,500
2017	COUNTYWIDE REVALUATION	42,800	0	42,800
2012	COUNTYWIDE REVALUATION	31,100	0	31,100
2008	COUNTYWIDE REVALUATION	50,000	0	50,000
2007	CONVERSION FOR CAP	0	0	0
2003		2,256	0	2,256
1997		1,500	0	1,500
1995		1,080	0	1,080

Improvements

Building	Code	Description	Constructed Year	SQ Footage	Type
No improvements data present.					

Land Information

Land Line	Land Type	Acres	Effective Frontage	Effective Depth
1	TRACT	0.50	0.00	0.00

Tax Balance

Tax Data Last Updated 8/24/2026 03:12:53 AM	Property ID (PIN) R510 005 000 0010 0000	Property Type Real
--	---	-----------------------

No records found

Payment History

 Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2025	8001353	11/24/25	c09851d3-6947-4806-a627-a22d7f92	\$2,399.78
2024	7476538	1/15/25	U25.7280	\$765.74
2023	7014321	1/16/24	688b336e-90d1-421f-a6f7-59a8d914	\$654.87
2022	6582404	12/19/22	B22.290947	\$599.35
2021	6121296	12/31/21	B22.8180	\$601.65
2020	5526207	1/29/21	B21.48178	\$583.96
2019	5157058	12/31/19	B20.781	\$575.97
2018	4698451	1/14/19	B19.33449	\$549.42

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2017	4268991	1/16/18	B18.31682	\$503.55
2016	3773045	1/30/17	B16.245303	\$461.61



BEAUFORT COUNTY TREASURER
PO DRAWER 487
BEAUFORT, SC 29901-0487
ELECTRONIC SERVICE REQUESTED
www.BeaufortCountyTreasurer.com

2025 BEAUFORT COUNTY PROPERTY TAX BILL

*****AUTO**5-DIGIT 29928
18581130 8706-PTN 66663 1 1 1



KRPM LLC
17 BELLHAVEN WAY
HILTON HEAD ISLAND SC 29928-1500



Have a question about...

Real property or mobile homes?

Call 843-255-2400 or Assessor@bcgov.net

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or BeaufortCountyAuditor@bcgov.net

Your payment?

Call 843-341-8404 or www.BeaufortCountyTreasurer.com

Property ID (PIN)		Alternate ID (AIN)
R510 005 000 0010 0000		00337816
Description		Property Class Code
GENERAL WARRNATY DEED DB974 PG1791 ETAL INC		ResVac Platted&Unplatted
Acres	Assessment Ratio	Tax Authority Group
0.50	6.00%	510-HILTON HEAD PSD #1

Values And Prior Year Information	
Appraised Value	150,000
Capped Value	150,000
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	9,000
Prior Year Tax/Fees	765.74

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.04720	9,000	424.80
COUNTY DEBT	0.00330	9,000	29.70
RURAL & CRITICAL LANDS	0.00250	9,000	22.50
SCHOOL - OPERATIONS	0.12610	9,000	1,134.90
SCHOOL - DEBT	0.03630	9,000	326.70
CAPITAL IMPROVEMENTS	0.00320	9,000	28.80
MEDICAL INDIGENT CARE BMH	0.00040	9,000	3.60
MEDICAL INDIGENT CARE BJCH	0.00040	9,000	3.60
ECONOMIC DEVELOPMENT	0.00030	9,000	2.70
HIGHER EDUCATION - TCL	0.00110	9,000	9.90
HIGHER EDUCATION - USCB	0.00110	9,000	9.90
TOWN OF HILTON HEAD	0.01940	9,000	174.60
HILTON HEAD PSD	0.00780	9,000	70.20
Stormwater COUNTY FEE			7.88
Stormwater MUNICIPAL/DISTRICT FEE			150.00
TOTALS	0.24910	9,000	2,399.78

How Your Taxes Are Calculated	
Taxable Value	9,000
x Millage Rate	0.24910
Tax Amount	2,241.90
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	157.88
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

TOTAL AMOUNT DUE: \$2,399.78
DUE BY: January 15, 2026

**SAVE TIME.
GO ONLINE.**
myBeaufortCounty.com



2025 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	Alternate ID (AIN)	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2025	00337816	0000337816	R510 005 000 0010 0000		\$2,399.78

Owner as of January 1, 2025 KRPM LLC

Include your Phone Number and RevObjID on the check,
payable to Beaufort County Treasurer.

PAYABLE NOW THRU 01/15/2026 \$2,399.78
THEN PENALTIES APPLY...
IF RECEIVED AFTER 01/15/2026 (3%) \$2,471.77
IF RECEIVED AFTER 02/02/2026 (10%) \$2,639.76
IF RECEIVED AFTER 03/16/2026 (15%) \$2,759.75
IF RECEIVED AFTER 03/31/2026 (\$250) \$3,009.75
IF RECEIVED AFTER 08/31/2026 (\$150) \$3,159.75

Beaufort County RPA
PO BOX 105176
ATLANTA GA 30348-5176



KRPM LLC
17 BELLHAVEN WAY
HILTON HEAD ISLAND SC 29928-1500

0000337816000023997800002471770000263976000027597500749

BILL INFORMATION

This tax bill may be processed electronically.

If your check is dishonored or returned for any reason, we will charge a \$30.00 returned item fee. This may also result in additional fees being incurred from your bank.

If your mobile home ownership changes or you move your mobile home, please contact Building Codes at (843) 255-2065.

GLOSSARY OF TERMS

PROPERTY CLASS CODE: The type (use) of a property subject to appraisal, assessment, and taxation.

APPRAISED VALUE: The value determined by the Assessor's and Auditor's Office before any modifiers or exemptions are applied. It is the most probable price that the property would sell for in an open market between a willing buyer and seller.

CAPPED VALUE: The value upon which modifiers or exemptions are applied and the limit to which a real property's taxable value can increase. This amount may be the same as a property's appraised value.

TAXABLE VALUE: The value upon which the millage is applied.

HOMESTEAD EXEMPTION VALUE: A deduction of \$50,000 from a property's capped value for qualified individuals.

ASSESSMENT RATIO: The percentage (4%, 5%, 6%, or 10.5%) applied to determine the taxable value of a property that is subject to taxation.

MILLAGE RATE: The tax rate applied to the taxable value of a property. It is the total amount of mills levied in order to meet the budget of a school district, county, city or other political subdivision.

SCHOOL TAX CREDIT: That portion of the millage rate for school operations which is exempted for primary residences assessed at 4%, this does not include taxes levied for school debt.

RESIDENT EXEMPTION FRAUD

An individual claiming the legal resident (4%) exemption on a property in which he or she is not primarily residing is not entitled to the exemption and may be subject to a significant penalty.

HILTON HEAD ISLAND POLICE SERVICE FEE

The "Hilton Head Island Police Service Fee" (HHPF) is a fee applied to all improved Town of Hilton Head Island properties. Waiving of the fee is not permitted. You may appeal the fee amount based on the property's classification and the structure total square footage.

For more information, please visit www.beaufortcountysc.gov, or you can speak with a Police Fee representative at (843) 255-2440.

ASSESSOR'S OFFICE

Telephone: (843) 255-2400

Email: assessor@bcgov.net

Fax: (843) 255-9404

• Appraises and revalues all real property • Keeps records for all real property, including descriptions, ownership, sales and location • Annually certifies the appraised and assessed valuations • Administers 4% Primary Resident, Agricultural Use, and other applications • Updates and maintains tax maps

AUDITOR'S OFFICE

Telephone: (843) 258-5434

Email: BeaufortCountyAuditor@bcgov.net

Website: www.beaufortcountyauditor.com

Generates and adjusts tax rolls for real property, personal property, motor vehicles, and watercraft. Processes homestead applications and military exemptions. Military Exemptions are applied and approved in the Auditor's Office for personal property.

Homestead Exemption Program: Available to primary homeowners over age 65 or 100% disabled. Initial application to County Auditor is required to be filed between the dates of January 1st of the current year and January 15th of the following year.

Businesses: All businesses are required to file a return with the SC Department of Revenue on furniture, fixtures, and equipment used in the business. If no return has been filed, this bill may represent an estimate. If you need to update your business address or file a return, please contact SC DOR at dor.sc.gov/mydorway or (803) 898-5222 to manage your business account.

A taxpayer may object to a personal property value prior to the first due date on the front of this bill by contacting the County Auditor in writing; **appealing does not extend the due date.**

TREASURER'S OFFICE

Telephone: (843) 341-8404

Website: www.BeaufortCountyTreasurer.com

• Collects and distributes current and delinquent taxes • Applies delinquency fees • Monitors and manages the delinquency process • Distributes tax collections to municipalities • Processes and issues tax refunds • Receives and processes change of address requests

DELINQUENCY TIMELINE

The Treasurer's Office utilizes multiple methods to pursue the collection of delinquent taxes, including, but not limited to: auction of property, withholding of South Carolina Income Tax refunds, and pursuit through a third-party collections agency. Information about the delinquency timelines may be found at www.BeaufortCountyTreasurer.com.

STORMWATER UTILITY FEE

For Stormwater Utility Fee questions, please contact Stormwater Administration at (843) 255-2805 or wstormwater@bcgov.net. Stormwater rate information can be found at www.beaufortcountysc.gov/stormwater.

You can change your mailing address online at
www.BeaufortCountyTreasurer.com
or in-person at any Treasurer's Office location.



BEAUFORT COUNTY TREASURER
PO DRAWER 487
BEAUFORT, SC 29901-0487
ELECTRONIC SERVICE REQUESTED
www.BeaufortCountyTreasurer.com

2024 BEAUFORT COUNTY PROPERTY TAX BILL

*****AUTO**ALL FOR AADC 320
16394296 8706-PTN 78255 1 1 1



EDITH W MOULTRIE
103 E LATHROP AVE
SAVANNAH GA 31415-2106



Have a question about...

Real property or mobile homes?

Call 843-255-2400 or Assessor@bcgov.net

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or BeaufortCountyAuditor@bcgov.net

Your payment?

Call 843-341-8404 or www.BeaufortCountyTreasurer.com

Property ID (PIN)		Alternate ID (AIN)
R510 005 000 0010 0000		00337816
Description		Property Class Code
GENERAL WARRANT DEED DB974 PG1791 ETAL INC		ResVac Platted&Unplatted
Acres	Assessment Ratio	Tax Authority Group
0.50	6.00%	510-HILTON HEAD PSD #1

Values And Prior Year Information	
Appraised Value	82,500
Capped Value	41,130
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	2,470
Prior Year Tax/Fees	654.87

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	2,470	131.64
COUNTY DEBT	0.00320	2,470	7.90
RURAL & CRITICAL LANDS	0.00300	2,470	7.41
SCHOOL - OPERATIONS	0.12180	2,470	300.85
SCHOOL - DEBT	0.03630	2,470	89.66
TOWN OF HILTON HEAD	0.02140	2,470	52.86
HILTON HEAD PSD	0.00710	2,470	17.54
Stormwater COUNTY FEE			7.88
Stormwater MUNICIPAL/DISTRICT FEE			150.00
TOTALS	0.24610	2,470	765.74

How Your Taxes Are Calculated	
Taxable Value	2,470
x Millage Rate	0.24610
Tax Amount	607.86
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	157.88
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

TOTAL AMOUNT DUE: \$765.74
DUE BY: January 15, 2025

**SAVE TIME.
GO ONLINE.**

myBeaufortCounty.com



2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	00337816	0000337816	R510 005 000 0010 0000		\$765.74

Owner as of January 1, 2024 MOULTRIE EDITH W

Include on your check your Phone Number, PIN and RevObjID.
Make your check payable to Beaufort County Treasurer.

PAYABLE NOW THRU 01/15/2025 \$765.74
THEN PENALTIES APPLY...
IF RECEIVED AFTER 01/15/2025 (3%) \$788.71
IF RECEIVED AFTER 02/03/2025 (10%) \$842.31
IF RECEIVED AFTER 03/17/2025 (15%) \$880.60
IF RECEIVED AFTER 03/31/2025 (\$250) \$1,130.60
IF RECEIVED AFTER 09/02/2025 (\$150) \$1,280.60

EDITH W MOULTRIE
103 E LATHROP AVE
SAVANNAH GA 31415-2106

Beaufort County RPA
PO BOX 105176
ATLANTA GA 30348-5176



0000337816000007657400000788710000084231000008806000744

GENERAL QUESTIONS

For general questions, please call (843) 255-2000.

BILL INFORMATION

This tax bill may be processed electronically.

If your check is dishonored or returned for any reason, we will electronically debit your account for the amount of the check plus a processing fee of \$30.00. This may also result in additional fees being incurred from your bank.

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Email: assessor@bcgov.net

Fax: (843) 255-9404

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- Keeps records for all real property, including descriptions, ownership, sales and location
- Annually certifies the appraised and assessed valuations
- Administers 4% Primary Resident, Agricultural Use, and other applications
- Updates and maintains tax maps

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Website: www.BeaufortCountyTreasurer.com

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www.BeaufortCountyTreasurer.com
or in-person at any Treasurer's Office location.

BEAUFORT COUNTY SC - ROD
BK 4402 Pgs 1901-1915
2025004937 REDH
02/04/2025 04:25:06 PM
RCPT# 1194489
RECORDING FEES 15.00
County Tax County 198.00
State Tax State 468.00
Transfer Tax Transfer 450.00

ADD DMP Record 3/14/2025 10:14:43 AM

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	005	000	0010	0000	00

TITLE TO REAL ESTATE

ALL that certain piece, parcel or lot of land, situate, lying and being on Hilton Head, Beaufort County, South Carolina, containing .50 acres and is bounded and described as follows, to wit: on the north by property now or formerly of Rosa Hansen; on the south by St. James Baptist Church; on the east by property now or formerly of Nathan Rivers; and on the west by Beach City Road. This property is also shown and designated on the Beaufort County Tax Maps as District 510, Map 5, Parcel 10.

R510-005-000-0010-0000

This property being conveyed herein is the same property conveyed from Edith Moultrie to Nathaniel White, Johnnie O. White, Perry White, Edith W. Moultrie, Grace W. Bartley, Maggie W. Bruen, Geraldine White, Alethea W. Jackson, Rosa White and Marvelina W. Clemons, deed dated September 11, 1997 and recorded September 17, 1997 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 974 at Page 1791.

This property being conveyed herein is the same property conveyed from Gardenia B. Simmons-White to Edith Moultrie, deed dated January 27, 2009 and recorded January 28, 2009 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2803 at Page 1667

This property being conveyed herein is the same property conveyed from the Estate of Grace W. Bartley to Gerald L. Bartley, Jessica A. Mallett, Paul A. Sanon and Victoria L. Sanon, deed dated April 19, 2021 and recorded April 20, 2021 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 4000 at Page 1798.

This property being conveyed herein is the same property conveyed from Barbara J. White to Andre J. White, Trustee, and his Successor Trustees, of the White Family Trust dated January 31, 2020, deed dated November 22, 2021 and recorded November 22, 2021 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 4086 at Page 3199; Quit Claim Deed from Barbara J. White to Andre J. White, Trustee and to his Successor Trustee, of The White Family Trust dated January 31, 2020, deed dated December 20, 2024 and recorded December 26, 2024 in Book 4393 at Page 1603.

This property being conveyed herein is the same property conveyed from the Estate of Johnnie O. White to Nikola White, deed dated December 19, 2024 and recorded December 31, 2024 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 4395 at Page 184.

This Deed was prepared in the office of Liberty Oak Law Firm, LLC, 71 Lighthouse Road, Suite 230, Hilton Head Island, South Carolina 29928, by Kori Brett McKeithan without the benefit of title examination.

Grantee's Address: 17 Bellhave Way, Hilton Head Island, SC 29928

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging, or in anywise incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said Grantee, Grantee's successors and assigns, forever.

AND SUBJECT TO the matters set forth above, Grantors do hereby bind Grantors and Grantor's heirs and assigns, to warrant and forever defend, all and singular, the Premises unto the Grantee, Grantee's successors and assigns, against Grantor and Grantor's heirs and assigns, and against all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 7th day of November, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

[Signature]
Signature of Witness 1

Sarah B. O'Leary
Print Name

[Signature] (L.S.)
Edith Moultrie
a/k/a Edith W. Moultrie

[Signature]
Signature of Witness 2/Notary Public

Kori Brett McKeithan
Print Name

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Edith Moultrie** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 7th day of November, 2024.

Kori Brett McKeithan
NOTARY PUBLIC
State of South Carolina
My Commission Expires 12/22/2030
[SEAL]

[Signature]
(Notary signs and affixes seal)
Notary Public for SOUTH CAROLINA (STATE)
My Commission expires: 12.22.2030

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 23 day of December, 2024

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

2) Kelly A Doyle
Signature of Witness 1

Kelly A. Doyle
Print Name

1) Nilola White (L.S.)
Nikola White

3) Juliana DeFalco
Signature of Witness 2/Notary Public

Juliana DeFalco
Print Name

STATE OF New York

COUNTY OF Queens

)
)
)
ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Nilola White personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 23 day of December, 2024

[SEAL]

3) Rosanne Shevlin
(Notary signs and affixes seal)
Notary Public for New York (STATE)
My Commission expires: _____

ROSANNE SHEVLIN
Notary Public, State of New York
No. 01SH6329610
Qualified in Queens County
Commission Expires August 31, 2027

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 9th day of January, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Signature of Witness 1

Sarolyn B. O'Leary
Print Name

[Signature]
Signature of Witness 2/Notary Public

Kori Brett McKeithan
Print Name

GRANTOR:

[Signature] (L.S.)
**Andre J. White, Trustee of the White
Family Trust dated January 31, 2020 and
any amendments thereto**

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Andre J. White, Trustee of the White Family Trust dated January 31, 2020 and any amendments thereto** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 9th day of January, 2025.

Kori Brett McKeithan
NOTARY PUBLIC
State of South Carolina
My Commission Expires 12/22/2030

[SEAL]

[Signature]
(Notary signs and affixes seal)
Notary Public for South Carolina (STATE)
My Commission expires: 12-22-2030

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 9th day of January, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

Sarah B O'Leary
Signature of Witness 1

Gerald L. Bartley (L.S.)
Gerald L. Bartley

Sarah B. O'Leary
Print Name

KiBe.
Signature of Witness 2/Notary Public

Kori Brett McKeithan
Print Name

STATE OF SOUTH CAROLIN)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Gerald L. Bartley** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 9th day of January, 2025.

Kori Brett McKeithan
NOTARY PUBLIC
State of South Carolina
My Commission Expires 12/22/2030

[SEAL]

KiBe.
(Notary signs and affixes seal)
Notary Public for South Carolina (STATE)
My Commission expires: 12.22.2030

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 6 day of December, 24.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

Charles King
Signature of Witness 1

Jessica A. Mallett (L.S.)
Jessica A. Mallett

Charles King
Print Name

Clara Bevin Davis
Signature of Witness 2/Notary Public

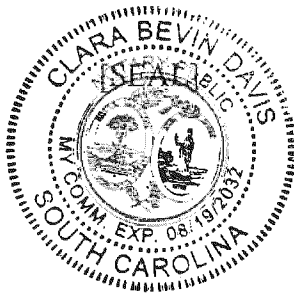
Clara Bevin Davis
Print Name

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Jessica A. Mallett** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 6 day of December, 2024.



Clara Bevin Davis
(Notary signs and affixes seal)
Notary Public for SOUTH CAROLINA (STATE)
My Commission expires: 8/19/32

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 12th day of DECEMBER, 2024

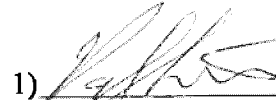
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

2) 

Signature of Witness 1

Roger Patel
Print Name

1) 

(L.S.)
Paul A. Sanon

3) 

Signature of Witness 2/Notary Public

Patti Boston
Print Name

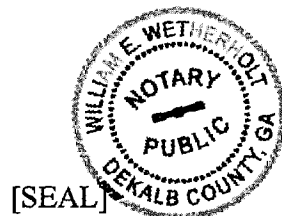
STATE OF GEORGIA

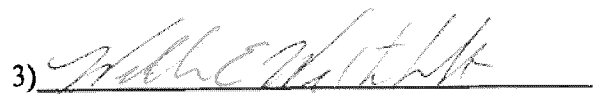
COUNTY OF DEKALB

)
)
)
ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Paul A. Sanon** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12th day of DECEMBER, 2024.



3) 
(Notary signs and affixes seal)
Notary Public for GEORGIA (STATE)
My Commission expires: 05-01-2026

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 14 day of December, 2024

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

2) [Signature]
Signature of Witness 1

Jonathan J. Gillies
Print Name

1) [Signature] (L.S.)
Victoria L. Sanon

3) Charles Metzger
Signature of Witness 2/Notary Public

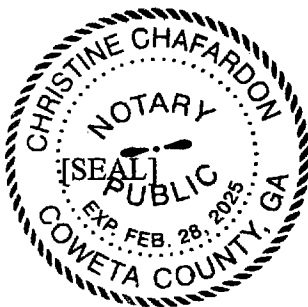
Charles Metzger
Print Name

STATE OF Georgia)
COUNTY OF Fayette)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Victoria L. Sanon** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 14 day of December, 2024



3) [Signature]
(Notary signs and affixes seal)
Notary Public for Georgia (STATE)
My Commission expires: 02/28/2025

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 9th day of January, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

[Signature]
Signature of Witness 1
Savaly B. O'Leary
Print Name

[Signature] (L.S.)
Maggie W. Bruen

[Signature]
Signature of Witness 2/Notary Public
Kori Brett McKeithan
Print Name

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Maggie W. Bruen** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 9th day of January, 2025.

Kori Brett McKeithan
NOTARY PUBLIC
State of South Carolina
My Commission Expires 12/22/2030

[SEAL]

[Signature]
(Notary signs and affixes seal)
Notary Public for SOUTH CAROLINA (STATE)
My Commission expires: 12.22.2030

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 9th day of January, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Signature of Witness 1
Sarahlyn B. O'Leary
Print Name

GRANTOR:

[Signature] (L.S.)
Geraldine White

[Signature]
Signature of Witness 2/Notary Public
Kori Brett McKeithan
Print Name

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Geraldine White** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 9th day of January, 2025.

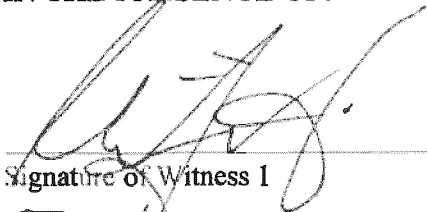
Kori Brett McKeithan
NOTARY PUBLIC
State of South Carolina
My Commission Expires 12/22/2030
[SEAL]

[Signature]
(Notary signs and affixes seal)
Notary Public for SOUTH CAROLINA (STATE)
My Commission expires: 12.22.2030

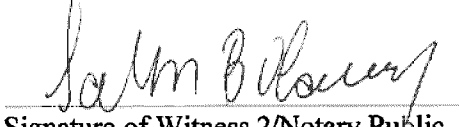
IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 8 day of January, 2025

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

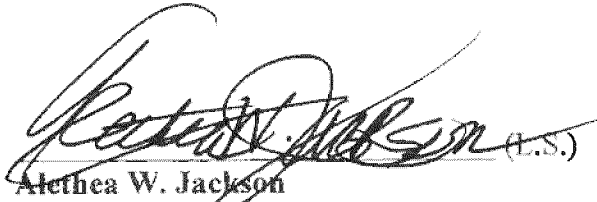
GRANTOR:


Signature of Witness 1

RICHARD
Print Name


Signature of Witness 2/Notary Public

SARALYN B. O'LEARY
Print Name


Alethea W. Jackson (L.S.)

STATE OF SOUTH CAROLINA)

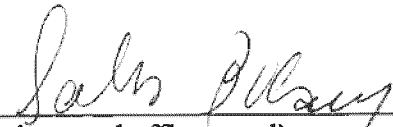
ACKNOWLEDGMENT

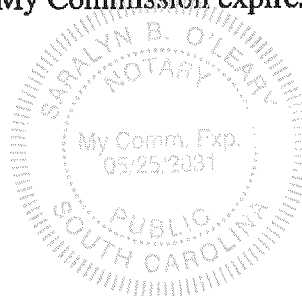
COUNTY OF BEAUFORT)

I, the undersigned Notary Public, do hereby certify that **Alethea W. Jackson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 9 day of January, 2025

[SEAL]


(Notary signs and affixes seal)
Notary Public for SOUTH CAROLINA (STATE)
My Commission expires: 5/25/31



IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 27th day of December, 2024

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

[Signature]
Signature of Witness 1

Volander Samuel Deterville
Print Name

1) [Signature] (L.S.)
Rosa White n/k/a Rosa White Cromwell

3) [Signature]
Signature of Witness 2/Notary Public

Debra Anne Webster
Print Name

Territory
STATE OF Virgin Islands)
District)
COUNTY OF ST. JOHN)

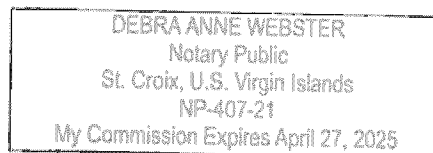
ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Rosa White n/k/a Rosa White Cromwell** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 27th day of December, 2024

[SEAL]

3) [Signature]
(Notary signs and affixes seal)
Notary Public for Virgin Islands (STATE) Territory
My Commission expires: April 27, 2025



IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed as of the 6th day of December, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

2) Sonal Patel
Signature of Witness 1

Sonal Patel
Print Name

Marvelina W. Clemons (L.S.)
Marvelina W. Clemons

3) Falguni Patel
Signature of Witness 2/Notary Public

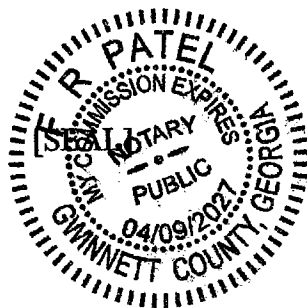
Falguni Patel
Print Name

STATE OF GA)
)
COUNTY OF Gwinnett)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Marvelina W. Clemons** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 6th day of December, 2024.



3) Falguni Patel
(Notary signs and affixes seal)
Notary Public for GA (STATE)
My Commission expires: 4.9.2027

Prepared by:

Burr & Forman LLP
Hilton Head Island, South Carolina
JWH:kmt

ADD DMP Record 1/28/2025 11:35:14 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	005	000	0010	0000	00

STATE OF SOUTH CAROLINA	)	IN THE PROBATE COURT
	)	
COUNTY OF BEAUFORT	)	DEED OF DISTRIBUTION
	)	(Real Property Only)
IN THE MATTER OF: JOHNNIE O. WHITE	)	NOT A WARRANTY DEED
	)	
(Decedent)	)	CASE NUMBER: 2024ES0701437

The undersigned states as follows:

Decedent died on February 5, 2020; and probate of the Estate is being administered in the Probate Court for New York, in Estate No. 2022-5031/A and by Exemplified Record in the Probate Court for Beaufort County, South Carolina in Case No. 2024ES0701437; and

I was appointed Personal Representative on November 26, 2024.

Decedent, Johnnie O. White, owned a 1/10 interest in the real property described as follows:

Tax Map Number: R510 005 000 0010 0000
Street/Property Address: .50 acre parcel Beach City Road
Legal Description: See attached **Exhibit A**.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable).

This transfer is made pursuant to:

- ☒ Decedent's Will
☐ Intestacy Statute: SCPC 62-2-103
☐ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: Nikola White
 Address: 118-77 129th Street
South Ozone Park, New York 11420

☐ An additional sheet is attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 19th day of December, 2024.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

Witness: Thaina Campo
 Print Name: Thaina Campo
 Witness: Li A. Ayio
 Print Name: Frank Campo

Estate of: Johnnie O. White

Signature of Personal Representative: Nikola White
 Print Name: Nikola White

STATE OF New York)
 COUNTY OF Queens)

ACKNOWLEDGMENT

I, Thaina Campo, Notary Public, a notary for the State of New York do hereby certify that Nikola White, as Personal Representative of the Estate of Johnnie O. White, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 19th day of December, 2024.

THAINA CAMPO
 Notary Public, State of New York
 No. 01CA6357264
 Qualified in Queens County
 Commission Expires April 17, 2025

Thaina Campo (SEAL)
 (Signature of Notary Public)
Thaina Campo
 (Print name of Notary Public)
 Notary Public for State of: New York
 My Commission Expires: April 17, 2025

Exhibit "A"**Tax Map # R510 005 000 0010 0000**

ALL that certain piece, parcel, or lot of land, situate, lying, and being on Hilton Head Island, Beaufort County, South Carolina, containing .50 acres, and is bounded and described as follows, to wit: on the north by property now or formerly of Rosa Hansen; on the south by St. James Baptist Church; on the east by property now or formerly of Nathan Rivers; and on the west by Beach City Road.

Said Conveyance is made subject to all applicable covenants, easements, and restrictions of record in the Office of the Register of Deeds, Beaufort County, South Carolina.

This being the same property conveyed to the Decedent by deed of Edith Moultrie dated September 11, 1997, and recorded on October 17, 1997, in said Registrar's Office in Record Book 974 at Page 1791.

This Deed was prepared in the Law Offices of Burr & Forman LLP, Post Office Drawer 3, Hilton Head Island, South Carolina 29938, by James W. Hellams, without the benefit of a title examination.

Dist	Map	SMap	Parcel	Block	Week
R510	005	000	0010	0000	00

Recording requested by:
Liberty Oak Law Firm, LLC

After Recording Return To:
Liberty Oak Law Firm, LLC

File Number: 24-1203-01
Parcel ID: R510-005-000-0010-0000

Whereas, the Quit Claim Deed recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on November 22, 2021 in Book 4086 at Page 3199 conveyed the incorrect interest;

Whereas, the corrected interest should read an undivided 1/10th interest.

Quitclaim Deed

I, **BARBARA J. WHITE**, for consideration paid and in full consideration of **TEN DOLLARS AND 00/100 DOLLARS (\$10.00) and no other consideration**, hereby grant to **ANDRE J. WHITE, TRUSTEE, AND TO HIS SUCCESOR TRUSTEE, OF THE WHITE FAMILY TRUST DATED JANUARY 31, 2020**, now of **2331 Galbreth Road, Pasadena, CA 91104**, hereinafter referred to as the Grantee, Grantor's 1/10th undivided interest in and to the real estate described as follows:

ALL that certain piece, parcel or lot of land, situate, lying and being on Hilton Head, Beaufort County, South Carolina, containing .50 acres and is bounded and described as follows, to wit: on the north by property now or formerly of Rosa Hansen; on the south by St. James Baptist Church; on the east by property now or formerly of Nathan Rivers; and on the west by Beach City Road. This property is also shown and designated on the Beaufort County Tax Maps as District 510, Map 5, Parcel 10.

This conveyance is made by the Grantor and accepted by the Grantee subject to any all applicable covenants, restrictions, conditions, provisions, easements and/or rights-of-way as set forth in the Office of the Register of Deeds for Beaufort County, South Carolina.

This being the same property the Grantor herein obtained by deed of distribution from the Estate of Perry White dated April 20, 2021 and reocrded in Book 4014 at Page 96 in the Office of the Register of Deeds for Beaufort County, South Carolina.

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

This Deed is a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

ADD DMP Record 2/22/2022 08:52:33 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	005	000	0010	0000	00

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BARBARA J. WHITE**, hereinafter referred to as the Grantor, having an address of 214 Beach City Road, Hilton Head Island, SC 29926, in consideration of these premises and also in consideration of the sum of \$5.00 and no/100 dollars (\$5.00), the receipt and sufficiency of which is hereby acknowledged, to Grantor paid by Grantee, does hereby sell, remise, release, convey and forever quitclaim unto **ANDRE J. WHITE, TRUSTEE, and to his Successor Trustees, of the WHITE FAMILY TRUST DATED JANUARY 31, 2020**, having an address of 2331 Galbreth Rd., Pasadena, CA 91104, hereinafter referred to as the Grantee, Grantor's 1/9th undivided interest in and to the real estate described as follows:

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, containing .50 acres, and is bounded and described as follows, to wit: on the north by property now or formerly of Rosa Hansen; on the south by St. James Baptist Church; on the east by property now or formerly of Nathan Rivers; and on the west by Beach City Road. This property is also shown and designated on the Beaufort County Tax Maps as District 510, Map 5, Parcel 10.

TAX MAP#: R510 005 000 0010 0000

This conveyance is made by the Grantor and accepted by the Grantee subject to any and all applicable covenants, restrictions, conditions, provisions, easements and/or rights-of-way as set forth in the Office of the Registrar of Deeds for Beaufort County, South Carolina.

This being the same property the Grantor herein obtained by deed of distribution from the Estate of Perry White dated April 20, 2021, and recorded in Book 4014 at Page 96 in the Office of the ROD for Beaufort County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

Type of Deed. This deed is a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Witness the Grantor's hands and seals this 22 day of November, 2021.

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

By: Barbara J. White
Barbara J. White

STATE OF SOUTH CAROLINA

WITNESS ATTESTATION

COUNTY OF BEAUFORT

The foregoing Quitclaim Deed was, on the day and year written above, published, and declared by Barbara J. White, the Grantor, in our presence to be her Quitclaim Deed. We, in her presence and at her request, and in the presence of each other, attest to the same and sign our names as attesting witnesses. We also declare that we are not a party to, or beneficiary of, this transaction. We declare that at the time of our attestation of this instrument, Barbara J. White was, according to our best knowledge and belief, of sound mind and memory and under no undue duress or constraint.

Audrey R. Jenkins
Witness

Audrey R. Jenkins
Print Name

Kelly M. Todd
Witness

Kelly M. Todd

Print Name

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

)
)
)
ACKNOWLEDGMENT

I, the undersigned Notary Public, do certify that Barbara J. White, as Grantor, personally appeared before me this day and acknowledged the due execution of the forgoing instrument, before the witnesses named above.

Witness my hand and official seal this the 22 day of November, 2021.



Kelly Todd (SEAL)
Kelly Todd
Notary Public for South Carolina
My Commission Expires: July 6, 2027

=====
**This Deed was prepared by The Elder Law & Estate Planning Center, 10 Pinckney Colony Road,
Suite 400, Bluffton, South Carolina and without the benefit of title examination.**
=====

Grantee's address: 2331 Galbreth Rd., Pasadena, CA, 91104

2/15/21
C Williams
8511

RECORDED
2021 Jun -18 09:41 AM

BEAUFORT COUNTY AUDITOR

ADD DMP Record 6/17/2021 12:06:28 PM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R510 005 000 0010 0000 00

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF BEAUFORT

DEED OF DISTRIBUTION

(Real Property Only)

NOT A WARRANTY DEED

IN THE MATTER OF:

GRACE W. BARTLEY

(Decedent)

CASE NUMBER: 2021ES0700396

The undersigned states as follows:

The Decedent died on 12 DECEMBER 2012; and probate of the Estate is being administered in the Probate Court for BEAUFORT County, South Carolina, in File #2021ES0700396.

I was appointed Successor Executor of the Estate of Grace W. Bartley on 26 June 2020 by Order of the Honorable Mark F. Weaver, New Hampshire Circuit Court, 10th Circuit, Probate Division, Brentwood, and I thereafter opened an ancillary probate of the Estate of Grace W. Bartley in the Probate Court for Beaufort County, South Carolina as Beaufort County Probate Court Case No. 2021ES0100396.

The Decedent owned an interest in real property described as follows:

Tax Map Number: R510-005-000-0010-0000

Street/Property Address: OFF BEACH CITY ROAD, HILTON HEAD ISLAND, SC 29926

Legal Description:

All of the Decedent's interest in and to:

ALL that certain piece, parcel, or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, containing .50 acres, and is bounded and described as follows, to wit: on the north by property now or formerly of Rosa Hansen; on the south by St. James Baptist Church; on the east by property now or formerly of Nathan Rivers; and on the west by Beach City Road. This property is also shown and designated on the Beaufort County Tax Maps as District 510, Map 5, Parcel 10.

This being the same property conveyed to the Decedent and others by deed of Edith Moultrie dated 11 September 1997 and recorded 17 September 1997 in said Register's Office in Record Book 974 at Page 1791.

The within document was prepared in the Law Office of Chester C. Williams, LLC, Post Office Box 6028, Hilton Head Island, SC 29938, by Chester C. Williams, Esquire, without benefit of title examination.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- ☒ Decedent's Will
☐ Intestacy Statute: SCPC 62-2-103
☐ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

FORM #400ES (1/2016)
Page 1 of 2
62-3-907, 62-3-908

BEAUFORT COUNTY SC - ROD
BK 4000 Pgs 1798-1799
FILE NO# 2021028223
04/20/2021 03:40:38 PM
REC'D BY phoxley RCP# 1029443
RECORDING FEES \$15.00

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: GERALD L. BARTLEY
(2/3 UNDIVIDED INTEREST)
Address: 404 MARSH POINT DRIVE
HILTON HEAD ISLAND, SC 29926

Name: JESSICA A. MALLETT
(1/9 UNDIVIDED INTEREST)
Address: 1013 NORTH KING ST., APT. 203D
COLUMBIA, SC 29223

Name: PAUL A. SANON
(1/9 UNDIVIDED INTEREST)
Address: 1128 POWELL COURT SE
ATLANTA, GA 30316

Name: VICTORIA L. SANON
(1/9 UNDIVIDED INTEREST)
Address: 400 WINCHESTER TRAIL, APT. 407
ATLANTA, GA 30339

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF, the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 19th day of APRIL, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: 
Print Name: CHESTER C. WILLIAMS

Witness: 
Print Name: ROBIN E. CLEVELAND

Estate of: GRACE W. BARTLEY
Signature of Personal
Representative:


Print Name: GERALD L. BARTLEY

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, ROBIN E. CLEVELAND, Notary Public, a notary for the State of South Carolina do hereby certify that GERALD L. BARTLEY, as Personal Representative(s) of the Estate of GRACE W. BARTLEY, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

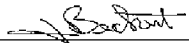
Witness my hand and seal this the 19th day of APRIL, 2021.

 (SEAL)
(Signature of Notary Public)
ROBIN E. CLEVELAND
(Print name of Notary Public)
Notary Public for State of SOUTH CAROLINA
My Commission Expires: 30 JUNE 2030

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

Dist	Map	SMap	Parcel	Block	Week
R510	005	000	0010	0000	00

RECORDED
2021 Jul -29 04:26 PM


BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 4014 Pgs 0096-0102
FILE NUM 2021037025
05/19/2021 02:35:14 PM
RCPT# 1035505
RECORDING FEES 15.00

STATE OF SOUTH CAROLINA	)	IN THE PROBATE COURT
	)	
COUNTY OF BEAUFORT	)	DEED OF DISTRIBUTION
	)	(Real Property Only)
IN THE MATTER OF:	)	NOT A WARRANTY DEED
PERRY WHITE	)	
(Decedent)	)	CASE NUMBER: 2020ES0700274

The undersigned states as follows:

Decedent died on DECEMBER 18, 2019; and probate of the Estate is being administered in the Probate Court for BEAUFORT County, South Carolina, in File #2020ES0700274.

I/We was/were appointed Personal Representative (s) on MARCH 11, 2020.

Decedent owned real property described as follows:

Tax Map Number: R510 005 000 010 0000

Street/Property Address: N/A

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO

WHEREAS DECEDENT OWNED A 1/9TH INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY THE PERSONAL REPRESENTATIVE HEREBY CONVEYS THAT FRACTIONAL INTEREST TO THE DEVISEE.

THIS BEING THE SAME PROPERTY THE DECEDENT OBTAINED BY DEED FROM EDITH MOULTRIE DATED SEPTEMBER 11, 1997, AND RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY, SOUTH CAROLINA IN BOOK 974 PAGE 1791.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

☒ Decedent's Will

FORM #400ES (1/2016)
62-3-907, 62-3-908

- ☐ Intestacy Statute: SCPC 62-2-103
- ☐ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: _____
- ☐ Probate Court Order issued on _____
- ☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: BARBARA J. WHITE
Address: 214 BEACH CITY RD.
HILTON HEAD ISL., SC 29926

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 20th day of April, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: JBO
Print Name: Jasmine White
Witness: [Signature]
Print Name: PINING COUNTRY

Estate of: PERRY WHITE
Signature of Personal Representative: [Signature]

Print Name: ANDRE J. WHITE, PERSONAL REPRESENTATIVE

If applicable,
Signature of Co-Personal Representative: _____

Print Name: _____

STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF _____

I, _____, Notary Public, a notary for the State of South Carolina do hereby certify that ANDRE J. WHITE, as Personal Representative(s) of the Estate of PERRY WHITE, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the _____ day of _____, 2021.

(Signature of Notary Public) (SEAL)

(Print name of Notary Public)
Notary Public for State of _____
My Commission Expires: _____

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

**CERTIFICATE
ATTACHED**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

On APRIL 20, 2021 before me, PI NING CHEUNG - NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared ANDRE J. WHITE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Beaufort County Tax Map Reference
R510 005 000 0010 0000

RECORDED
2009 Apr -15 08:40 AM
Sharon G. Burns
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC- ROD
BK 02803 PGS 1667-1668
DATE: 01/28/2009 11:36:08 AM
INST # 2009005028 RCPT# 573966

STATE OF SOUTH CAROLINA)
) QUITCLAIM DEED
COUNTY OF BEAUFORT)

This Deed made January 27, 2009, between Gardenia B. Simmons-White (Grantor), Beneficiary of Nathaniel White, having an address at P O Box 709, St. Helena Island, SC 29920 and Edith Moultrie (Grantee), having an address at 103 East Lathrop Avenue, Savannah, GA. 31415.

Whereas, Grantor wishes to transfer any interest she may own or inherit in the within described property, to Edith Moultrie.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for no valuable consideration, does hereby gift, release and quitclaim unto Grantee, all of her interest whatsoever, including any interest which she may own as an heir or beneficiary the following described property:

Her one tenth share of that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, containing .50 acres, and is bounded and described as follows, to-wit: On the North by property now or formerly of Rosa Hansen; on the South by St. James Baptist Church; on the East by property now or formerly Nathan Rivers; and on the West by Beach City Road. This property is also shown and designated on the Beaufort County Tax Maps as District 510, Map 5, Parcel 10.

Said conveyance is made subject to all applicable covenants, easements and restrictions of record in the Office of the Register of Mesne Conveyance, Beaufort County, South Carolina, and the Property conveyed is all or a portion of the property heretofore conveyed to the Grantee by deed recorded in the Office of the Register of Mesne Conveyance for Beaufort County, South Carolina, in Deed Book 631 at Page 2387 on 17th day of Jun, 1993.

This deed is given without covenant, representation or warranty by Grantor, whether express or implied, and without recourse against Grantor in any possible event.

IN WITNESS WHEREOF Grantor has duly executed this deed on the date first above written.

In the presence of:

Ellen Lubbock

Gardenia B. Simmons-White

Gardenia B. Simmons-White

Isaac Johnson

STATE OF South Carolina COUNTY OF Beaufort.

Personally appeared before me the undersigned witness, who being duly sworn, says that (s)he saw the within named Gardenia Simmons-White sign, seal and as her act and deed deliver the foregoing Deed, and that deponent with the other witness whose name is subscribed above witnessed the execution thereof.

Ellen Lubbock

Witness

Subscribed and sworn to before me

on 1/27/09

Ethel B. Ludson

Notary Public for S.C.

My Commission expires on

My Commission Expires
May 31, 2012

2-10-90
33176

943

STATE OF SOUTH CAROLINA

PROBATE COURT

COUNTY OF BEAUFORT

IN THE MATTER OF THE ESTATE OF CHERYL FELICIA WHITE

CASE NUMBER 99ES0700678

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 26th day of July, 1995; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Beaufort County, South Carolina in File # 99ES0700678; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representatives are the duly appointed and qualified fiduciaries in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representatives have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release to:

Name: Nathaniel White, Sr.
Address: PO Box 21134.
Hilton Head Island, SC 29925

all of decedent's interest in the following described property:

ALL THAT CERTAIN PIECE, parcel or tract of land, situate, lying and being in Hilton Head Island, Beaufort County, South Carolina, consisting of 1.47 acres, more or less, bounded by Johnny White, Sister Martin, S.C. Road 333, and by the home of Nathaniel White, being the identical premises conveyed to Ella White and Nathaniel White by Deed recorded in Beaufort County Deed Book 179 at Page 244.

AND ALSO ALL THAT CERTAIN PIECE, parcel or tract of land, situate, lying and being in Hilton Head Island, Beaufort County, South Carolina, consisting of .45 acres, more or less, bounded by Johnny White, Sister Martin, S.C. Road 333, and by the home of Nathaniel White, being the identical premises conveyed to Ella White and Nathaniel White by Deed recorded in Beaufort County Deed Book 179 at Page 245.

AND ALSO ANY other real estate owned by the decedent in Beaufort County, South Carolina.

TMS #: R510 005 000 010D 000

This being same property conveyed to decedent's mother by Deeds recorded in the Beaufort County RMC Office in Deed Book 179 at Pages 244 and 245.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Nathaniel White, Sr., his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 16 day of June, 2000.

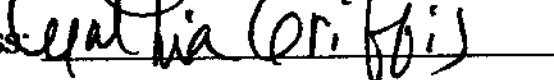
SIGNED, SEALED AND DELIVERED Estate of: Cheryl Felicia White
IN THE PRESENCE OF by Signature:

Witness:



Nathaniel White, Sr.
Personal Representative

Witness:



STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

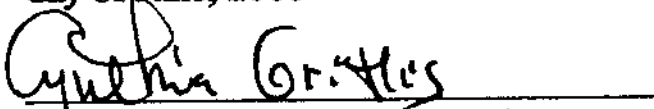
PROBATE

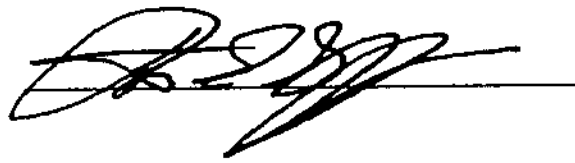
PERSONALLY appeared before me Anthony E. Griffiths (Witness) and made oath that he/she saw the within named Personal Representative, Nathaniel White, Sr., sign, seal, and as his act and deed, deliver the within written Deed, and that he/she with Cynthia Griffiths witnessed the execution thereof.

SWORN to before me this 16th

Witness Signature:

day of June, 2000


Notary Public for South Carolina
My Commission Expires: 11-10-09



Prepared by ANTHONY E. GRIFFIS, 322 Moss Creek Village Drive, Hilton Head Island, SC 29926, without benefit of title examination.

Form #400PC (1/89)
62-3-907, 62-3-908

Probate 8933

FILED
JOHN A. SULLIVAN, JR.
R.M.C.
BEAUFORT COUNTY, S.C.

00 JUL -6 AM 8:30

BK 1309 PG 943
FOLDER #

945

FILED

00 JUL -6 AM 8:30

BK 1309 PG 943
FOLDER #

2.00
10.00

35392

011
1791

Beaufort County Tax Map Reference
Dist 510 Map 5 Submap 0 Parcel 10 Block 0

WARRANTY DEED

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS, THAT

Edith Moultrie (Grantor) in the state aforesaid, in consideration of the sum of Five Dollars (\$5.00) and love and affection to me in hand paid by **Nathaniel White, Johnnie O. White, Perry White, Edith W. Moultrie, Grace W. Bartley, Maggie W. Bruen, Geraldine White, Alethea W. Jackson, Rosa White and Marvelina W. Clemons**, 103 East Lathrop Avenue, Savannah, GA 31401 (Grantee) the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by the presents does grant, bargain, sell and release unto Grantee, Grantee's Successors, Heirs and Assigns, forever, the following property (Property), to wit:

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, containing .50 acres, and is bounded and described as follows, to wit: on the north by property now or formerly of Rosa Hansen; on the south by St. James Baptist Church; on the east by property now or formerly of Nathan Rivers; and on the west by Beach City Road. This property is also shown and designated on the Beaufort County Tax Maps as District 510, Map 5, Parcel 10.

Said conveyance is made subject to all applicable covenants, easements and restrictions of record in the Office of the Register of Mesne Conveyance, Beaufort County, South Carolina, and the Property conveyed is all or a portion of the property heretofore conveyed to the Grantor by deed recorded in the Office of the Register of Mesne Conveyance for Beaufort County, South Carolina, in Deed Book 631 at Page 2387 on 17th day of June, 1993.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Property belonging, or in any wise incident or appertaining. TO HAVE AND TO HOLD all and singular Property under Grantee and Grantee's Successors, Heirs and Assigns, forever. Grantor does hereby bind the Grantor and Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular Property unto the Grantee, and Grantee's Successors, Heirs and Assigns, against the Grantor and the Grantor's Heirs or Successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Whenever the context so requires, references herein to the neuter gender shall include the masculine and/or feminine gender, and the singular number shall include the plural.

BEAUFORT COUNTY TAX MAP REF. L
510 5. 10

1792

Witness its Hand and Seal this 11th day of September in the year of our Lord One Thousand Nine Hundred Ninety-Seven.

Signed, Sealed and Delivered
in Presence of

Linda L. Wells
Signature of Witness

Edith Moultrie (Seal)
Edith Moultrie

Virginia M. Parham
Signature of Notary Public

STATE OF GEORGIA)

COUNTY OF CHATHAM)

ACKNOWLEDGMENT
under S.C. Code § 30-5-30(C)

I the undersigned notary public, do hereby certify that the within named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness to before me, this 11th day of September, 1997.

Virginia M. Parham (L.S.)
Signature of Notary Public
Notary Public for Georgia
My Commission Expires: My Commission Expires Dec. 6, 1995

(SEAL)

This deed was prepared by Smoot & Pitts, by William M. Smoot, Esq., P. O. Drawer 23439, Hilton Head Island, SC 29925.

Smot 2825

FILED
JOHN A. SULLIVAN-RMC
BEAUFORT COUNTY, S.C.

97 SEP 17 PM 1:44

BA 974 PG 1791
FOLDER#

1793

RECORDED THIS 17th DAY
OF October 1997
IN BOOK AD PAGE 1031

James P. Reeves
AUDITOR, BEAUFORT COUNTY, S.C.

10694

19184
State of South Carolina,
COUNTY OF BEAUFORT

Form 14—Title to Real Estate
67890

Revised 1976

2387

KNOW ALL MEN BY THESE PRESENTS, THAT

I, JOHNNY WHITE

in the State aforesaid _____ for and _____ in consideration of the sum of
ONE AND NO/100 (\$1.00) AND LOVE AND AFFECTION----- DOLLARS,

to me in hand paid at and before the sealing of these presents by EDITH MOULTRIE
103 East Lathrop Avenue, Savannah, Ga. 31401

in the State aforesaid _____ for which _____ the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and
release unto the said EDITH MOULTRIE, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, containing .50 acres, and is bounded and described as follows, to-wit: On the North by property now or formerly of Rosa Hansen; on the South by St. James Baptist Church; on the East by property now or formerly of Nathan Rivers; and on the West by Beach City Road. This property is also shown and designated on the Beaufort County Tax Maps as District 510, Map 5, Parcel 10.

This is a portion of the same property which was conveyed to the Grantor herein by deed of Hubert T. Randall on March 15, 1943, and is recorded in the office of the RMC for Beaufort County at Deed Book 88, Page 58.

This deed prepared without the benefit of a title examination by the law firm of Louis O. Dore, 133 Sea Island Parkway, Lady's Island, S.C. 29902.

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
510	5		10	

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

EDITH MOULTRIE, her 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 Edith Moultrie, her

Heirs 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 22nd day of December in the year of our Lord one thousand nine hundred and ninety-two and in the two hundred and Seventeenth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
[Signature]

[Signature]

JOHNNY WHITE

(L. S.)

(L. S.)

The State of South Carolina,

BEAUFORT County.

PERSONALLY appeared before me Geraldine White

and made oath that she saw the within named Johnny White

sign, seal, and as his act and deed, deliver the within written Deed,

and that she with Louis O. Dore

witnessed the execution thereof.

SWORN to before me, this 22nd

day of December A.D. 19 92

[Signature] (SEAL)
Notary Public of South Carolina
My Commission Expires: 12/5/93

[Signature]

2390

FILED *Dore*
THERESA A. MORRIS
R.M.C. */ml*
BEAUFORT COUNTY, S.C. *B*
93 JUN 17 PM 12:01
BK 631 PG 2387
FOLDER #

State of South Carolina,

TO

TITLE TO REAL ESTATE

Filed _____ day
of _____ A.D. 19____
at _____ o'clock _____ M.
and recorded in Book _____
Page _____, Fee, \$ _____

R. M. C. or Clerk Court C.P. & C. S.

County, S.C.

Recorded this _____ day

of _____, 19____

in Book _____ Page _____

Fee, \$ _____

Mary B. Hart

Auditor *Boyd* County, S. C.