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SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM HORRY COUNTY
Court of Common Pleas

The Honorable B. Alex Hyman, Circuit Court Judge

Appellate Case No. 2026-000666

R. Paul Benik, Jr., Rudolph Paul Benik, III, Paula W. Benik, Anton F.B.R. Poster, Sr. and Teresa L. Poster, Johann M. Mccrackin, Timothy J. Wentzel and Lisa D. Abrams, Sherry S. Weatherly, John D. Diehl and Lisa R. Diehl, Paul H. Errickson and Linda M. Errickson, Sandra Pridgen, Ronald K. Reynolds, V. Scott Miles, Vernon G. Miles, Sharon E. Miles, Deborah Floyd, Brooks M. Safrit, Woodrow S. Safrit, Steven Alan Speares and Sylvia Mccall Speares, Trustees of The Speares Revocable Trust u/a/d September 24, 2019, Steven P. Lombardi and Lisa A. Lombardi, Charles B. Hall, Virginia G. Hall, Sonia Heydt, Trustee of The Sonia Heydt Living Trust, dated December 10, 2024, Wendy Pivarnik, Joye S. Bull, Tumpie B. Bull, Maxine Williams, Trustee of The Maxine Williams Living Trust dated October 31, 2017, Kim Ritchie, Van Raye Ritchie, William B. Burch, Sharon K. Burch, Timothy G. Martin, Rebecca A. Harrington and Brian J. Martin, as Trustees of The Guy E. Martin and Ann M. Dozier Irrevocable Trust dated January 25, 2017, Miriam R. Cromer, Norwood Nicholson Cox and Janet Harrington Cox, Thomas P. Collins and Susan Lee Collins, Shawn Kelley and Karen Albert, and Jerry Steven Wilson and Dana Pridgen Wilson, Pama C. Free, Giovanni Carapelli, Julie A. Brooks, Jennifer Rae Morris, Craig L. Lambert and Lisa M. Lambert Henry Lawrence Sanderson, III, Trustee of The Henry Lawrence Sanderson, III Revocable Trust dated January 9, 2020, Ronald G. Brooks and Robin D. Brooks, Robert Christopher Jones and Melissa Coghil Jones, Darryl C. Williams and Mary Torrence Williams, David T. Taylor and Catherine T. Taylor, Samuel Deep and Dianne Deep, Natali D. Amaradasa, Rosemary Long Jenrette, and Arcadian Shores Single-Family Residential Homeowners Association, Inc..... Appellants,

v.

Arcadian Incorporated of Myrtle Beach,..... Respondent,

RECORD ON APPEAL VOL 2

BELLAMY, RUTENBERG, COPELAND,
EPPS, GRAVELY & BOWERS, P.A.

s/Howell V. Bellamy, III

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Myrtle Beach, SC

October 13, 2026

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STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at Lot 79 Lafayette Drive, Myrtle Beach, SC, 29572, ARCADIAN SHORES, Lot 79, bearing Horry County Tax Map Number TMS # 166-03-37-011, was transferred Glen A. Rowinski, Craig Rowinski, and Sandra R. Alevizos, trustees of the Rowinski 1999 Realty Trust, under declaration of trust dated May 25, 1999.to R. Paul Benik, Jr. on 02/09/07.

3. Check one of the following: The deed is

(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c) _____ exempt from the deed recording fee because (See Information section of affidavit);

(If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 275,000.00

(b) _____ The fee is computed on the fair market value of the realty which is _____.

(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: \$275,000.00

(b) Place the amount listed in item 5 above here: 0

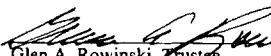
(If no amount is listed, place zero here.)

(c) Subtract line 6(b) from Line 6(a) and place result here: \$275,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: 1,017.50.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTOR.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Glen A. Rowinski, Trustee 08 Feb 2017

SWORN to before me this 8th
day of February year of 2007

 Notary Public for County of Fairfax, Comm. of VA
My Commission Expires: 4-30-10

INFORMATION

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

Exempted from the fee are deeds: Section 12-24-40

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust.
- (9) transferring realty from a partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family

trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-4(A);

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,

(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.

(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchases as well as for the purpose of purchasing the realty.

(15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

EXHIBIT 3

39301020017

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

NOTE: This deed prepared without benefit of title examination.

Dusenbury & Clarkson, P.A.
602 27th Avenue North
Myrtle Beach, SC 29577
2023-110

GRANTEE ADDRESS: 400 Kingston Road, Myrtle Beach, SC 29572

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Teresa L. Poster**, hereinafter called Grantor, in consideration of One and 00/100 Dollars (\$1.00), in hand paid at and before the sealing of these presents by **Anton F. B. R. Poster, Sr.**, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged, has released, conveyed and forever quit-claimed and by these presents does release, convey and forever quit-claim unto the said Grantee, a life-estate in and to a 50% interest in and to the following described property, hereby reserving the remainder interest unto Grantor, her heirs and assigns, to wit:

ALL AND SINGULAR, that certain piece, parcel or lot of land situate in Horry County, South Carolina, Dogwood Neck Township, School District No. Eight (8), and being more particularly known as Lot 76 as shown on a map of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November of 1964, and revised in February, 1965, which said map was recorded March 1, 1965 in Plat Book 43 at Page 8 in the Office of the Register of Deeds for Horry County, South Carolina.

TMS#: 166-03-38-013

PIN#: 393-01-03-0017

DERIVATION: This being the identical property conveyed unto Teresa L. Poster by deed of Anton F. B. R. Poster, Sr., dated March 7, 1990 and recorded March 30, 1990 in Deed Book 1379 at Page 558, records of Horry County. Also, this is a portion of the same property conveyed to Anton F. B. R. Poster and Teresa L. Poster by Deed of Nellie B. Poster dated February 26, 1981 and recorded in the Office of the Register of Deeds for Horry County in Deed Book 702 at Page 394.

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 Grantees, so that neither the Grantor, nor her heirs and assigns, nor any other person or
persons claiming under or through 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, excepting the remainder interest in and to the within described property.

{SIGNATURE PAGE FOLLOWS}

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

WITNESS the Grantors hands and seals this 12th day of June, 2023.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]
(1st witness sign)
James H. Busenbury, Jr.
(Printed Name)
[Signature]
(2nd witness sign)
Jerralynn Richards
(Printed Name)

[Signature] (Seal)
Teresa L. Poster

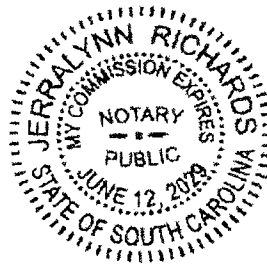
STATE OF SOUTH CAROLINE
COUNTY OF HORRY

ACKNOWLEDGMENT
(pursuant to S.C. Code Section
30-5-30(c))

I, the undersigned Notary Public for South Carolina, do hereby certify that Teresa L. Poster, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 12th day of June, 2023.

[Signature] (SEAL)
Notary Public for South Carolina
Jerralynn Richards
(Printed Name)
My Commission Expires: June 12, 2029



STATE OF SOUTH CAROLINA

COUNTY OF HORRY

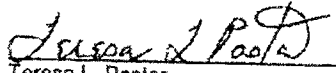
AFFIDAVIT

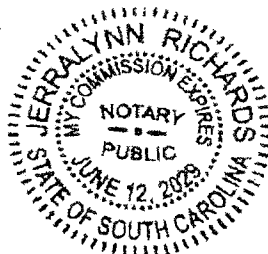
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred being a life-estate in and to a 50% interest and is located at 400 Kingston Road, Myrtle Beach, SC 29572 and known as 400 Kingston Road, Myrtle Beach, SC 29572, bearing Horry County TMS# 166-03-38-013 / PIN# 393-01-03-0017, was transferred on June 12, 2023 by Teresa L. Poster to Anton F. B. R. Poster, Sr.
3. Check one of the following: The deed is
 - a. ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. ☒ exempt from the deed recording fee because (See Information section of affidavit); consideration is less than \$100.00.
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - a. ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - b. ☐ The fee is computed on the fair market value of the realty which is _____.
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ☐ or No ☐ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may be subsequently waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ _____.
 - b. Place the amount listed in item 5 above here: \$0.00 (If no amount is listed, place zero here.)
 - c. Subtract line 6(b) from Line 6(a) and place result here: \$ _____.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0-.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN TO AND SUBSCRIBED BEFORE ME
this 12th day of June, 2023.

 (SEAL)
Notary Public for South Carolina
Jerralynn Richards
(Printed Name)

My Commission Expires: June 12, 2029


Teresa L. Poster



**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470, CONWAY,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Dusenbury & Clarkson, PA

ADDRESS:

602 27th Ave N

Myrtle Beach, SC 29577

TELEPHONE: (843) 448-7137

E-MAIL ADDRESS: jaydusenbury@gmail.com

FAX: (843) 448-7137

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 1.00

BRIEF PROPERTY DESCRIPTION: LOT 76, ARCADIAN SHORES

TAX MAP NUMBER (TMS #) 1660338013 / PIN NUMBER: .

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1. <u>POSTER</u>	<u>TERESA</u>	<u>L</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1. <u>POSTER</u>	<u>ANTON F B</u>	<u>R SR</u>
2. <u>POSTER</u>	<u>TERESA</u>	<u>L</u>

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

EXHIBIT 4

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that We, E. Windell McCrackin and Johann M. McCrackin, in the County and State aforesaid and in consideration of **FIVE AND NO/100 (\$5.00)---DOLLARS Love and Affection to us paid by E. Windell McCrackin and Johann M. McCrackin, 305 South Lake Trail, Myrtle Beach, SC 29572** (Receipt of which is hereby acknowledged) have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said **E. Windell McCrackin and Johann M. McCrackin, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:**

ALL AND SINGULAR, all that certain piece, parcel or lot of land, situate, lying and being in Dogwood Neck Township, School District Number 8, County of Horry, State of South Carolina, being shown and described as **Lot 88** on a map of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November, 1964, and revised February, 1965, said map being recorded in Plat Book 43, at Page 8, Office of Register of Deeds for Horry County, South Carolina dated March 1, 1965.

This is the identical property conveyed to E. Windell McCrackin and Johann M. McCrackin by deed from Ocean Lakes Investment Company, Inc., a South Carolina Corporation, recorded ON My 8, 1965, in Deed Book 325 at page 497, Office of Register of Deeds for Horry County, South Carolina.

TMS #: 1660337008

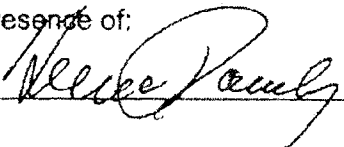
TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **E. Windell McCrackin and Johann M. McCrackin**, for and during their joint lives and upon the death of either of them then to the survivor of them, his or her heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

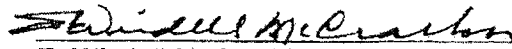
AND We do hereby bind ourselves and our Heirs, Executors or Administrators to warrant and forever defend all and singular the said premises unto the said **E. Windell McCrackin and Johann M. McCrackin**, their Heirs and Assigns, against us and our heirs and any person or persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

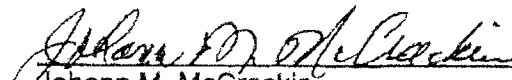
WITNESS the execution hereof by Grantors herein this 11th day of September, in the year of our Lord Two Thousand Thirteen and in the Two Hundred Thirty Seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in the presence of:



Meredith C. Neal

 (L.S.)
E. Windell McCrackin

 (L.S.)
Johann M. McCrackin

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred by E. Windell McCrackin and Johann M. McCrackin. to E. Windell McCrackin and Johann M. McCrackin on September 11, 2013, is known as Lot 88, Arcadian Shores, Myrtle Beach, located in Horry County, SC, TMS # 1660337008.
3. Check one of the following: The deed is
 - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ EXEMPT from the deed recording fee because of exemption No. 1; If exempt, please skip items 4-7, and go to item 8 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) ☐ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check YES ☐ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The DEED-recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.) -0-
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$ _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$ _____.
8. As required by Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: **As a Grantor**
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN TO before me this
11th day of September, 2013.

Meredith C. Neal
Notary Public for SC
My Commission Expires: 10-24-16

By E. Windell McCrackin
E. Windell McCrackin

Grantor, Grantee or Attorney Connected with this Transaction

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 11th day of September, 2013, by E. Windell McCrackin and Johann M. McCrackin.

Meredith C. Neal (L.S.)
Notary Public for South Carolina
My Commission Expires: 10-24-14

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

EXHIBIT 5

977480

05-TY-10180

STATE 1047.80 COUNTY 443.30
 EXEMPT YES
 ASSESSOR NO

FILED
HORRY COUNTY, S.C.

2005 MAR 18 PM 2:31

BALLERY V. SKIPPER
 REGISTRAR OF DEEDS
 Prepared By and Registered to
 J. Scott Long, P.A.
 4375 Oleander Drive
 Myrtle Beach, SC 29577

HORRY COUNTY ASSESSOR
Parcel ID# 166-03-43-007

Map	Blk	Parcel
		3-21-05

STATE OF SOUTH CAROLINA

|

WARRANTY DEED

COUNTY OF HORRY

|

Know all Men by these Presents, that **John W. Dailey and Connie Lee Dailey** in the State aforesaid, for and in consideration of the sum of **Four Hundred Two Thousand Nine Hundred and 00/100 Dollars (\$402,900.00)** to me paid by **Timothy J. Wentzel and Lisa D. Abrams** in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said **Timothy J. Wentzel and Lisa D. Abrams**, their heirs and assigns, forever, the following described property:

ALL AND SINGULAR, all that certain piece, parcel or lot of land situatem, lying and being in Dogwood Neck Township, School Districk No. 8, Horry County, South Carolina, designated as Lot Twenty (20) . and being more particularly shown on a mpa of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November of 1964, and revised February 1965 which said map was recorded March 1, 1965, in Plat Book 43 at Page 8, Office of the Register of Deeds for Horry County, South Carolina.

This property is deeded subject to that certain Declaration of Restrictions dated March 11, 1965 and recorded in Deed Book 325 at Page 212, in the Office of the Clerk of Court for Horry County, South Carolina.

Subject to covenants, restrictions, easements of record and taxes for the current year.

DEED
2878 0661

1661

This property is subject to the restrictions set forth in Deed Book 325 at page 212, recorded 1965; Deed Book 596 at Page 604, recorded 1976; Deed Book 942 at Page 76 recorded 1985; and Deed Book 942 at Page 81 recorded 1985, all in the records of Horry County, South Carolina.

This being the identical property conveyed to John W. Dailey and Connie Lee Dailey by Deed of James T. Kelley and Barbara E. Kelley dated October 18, 1993 and recorded October 29, 1993 in the Office of the ROD for Horry County, South Carolina in Deed Book 1677 at Page 573.

Grantee(s)' Address: **300 Queens Road
Myrtle Beach, SC 29572**

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 premises before mentioned unto the said **Timothy J. Wentzel and Lisa D. Abrams**, their heirs and assigns, forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land which are set forth or referred to in this agreement or which may otherwise appear of record.

And Grantor does hereby bind himself/herself and his/her heirs and personal representatives to warrant and forever defend all and singular the said premises unto the said **Timothy J. Wentzel and Lisa D. Abrams**, their heirs and assigns, against me and my heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Witness my Hand and Seal this 18th day of March in the year of our Lord Two Thousand Five and in the Two Hundred Twenty-Ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of:

Jane Clark Coble
1ST WITNESS

John W. Dailey
John W. Dailey

Shammy
NOTARY

Connie Lee Dailey
Connie Lee Dailey

STATE OF SOUTH CAROLINA |
 |
COUNTY OF HORRY |

ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that John W. Dailey and Connie Lee Dailey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 18th day of March, 2005.

Shammy
Notary Public for South Carolina
My Commission Expires: 06-17-09

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

AFFIDAVIT

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

1. Property located at **300 Queens Road, Myrtle Beach, SC 29572** bearing Horry County Tax Map Number **166-03-43-007**, was transferred by **John W. Dailey and Connie Lee Dailey** to **Timothy J. Wentzel and Lisa D. Abrams** on **03/18/05**.

The transaction was (Check one):

XXX an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was **\$402,900.00**.

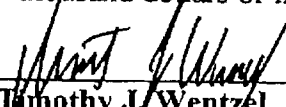
_____ not an arm's length real property transaction and the fair market value of the property is \$ _____.

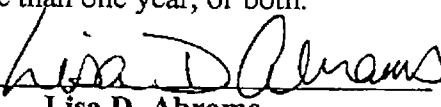
_____ The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 et. seq. because the deed is (See back of affidavit):

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

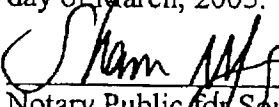
PURCHASER

I further understand that a person required to furnish this affidavit who willfully furnished a false or fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Timothy J. Wentzel


Lisa D. Abrams

SWORN to before me this 18th
day of March, 2005.


Notary Public for South Carolina
My Commission Expires: 06-17-09

*The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a realty of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

EXHIBIT 6

Deed Book 1228
Page 692

1998 JUN 30 PM 2:58

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

) R.M.C.
) DEED TO REAL ESTATE
)

KNOW ALL MEN BY THESE PRESENTS, that FRANCES B. H. BOGART, f/k/a FRANCES B. HEYMAN, in the State aforesaid, hereinafter referred to as GRANTOR(S), which expression shall include their heirs and assigns, and/or its successors and assigns, where the context so requires, or admits, of the one part, and SHERRY S. WEATHERLY, hereinafter referred to as GRANTEE(S), which expression shall include their heirs and assigns, and/or its successors and assigns, where the context so requires, or admits, of the other part; and in this agreement, the singular shall include the plural, and the gender shall include all genders.

FOR AND IN CONSIDERATION of the covenants and conditions hereinafter contained and the sum of One Hundred, Seventy-Seven Thousand Five Hundred and No/100 (\$177,500.00) Dollars, paid to the Grantor(s) said Grantee(s), the Grantor(s) has granted, bargained sold and released unto the said Grantee, its, his, her, or their heirs, successors and assigns the following real property situate in Horry County, South Carolina, described as follows:

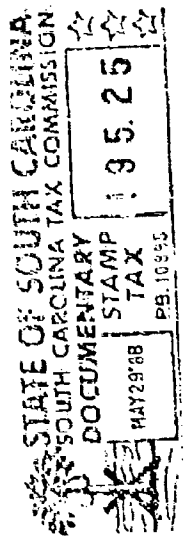
ALL AND SINGULAR all that certain piece, parcel or lot of land lying and being in Dogwood Neck Township, Horry County, South Carolina, being shown and designated as LOT NO. TWENTY NINE A (29-A, of Arcadian Shores Subdivision as shown on a map recorded in Plat Book 43 at Page 8, RMC Office of Horry County, South Carolina. Said map is by reference incorporated herein as forming a part of this description.

GRANTEE'S ADDRESS:
300 North Lake Trail
Arcadian Shores
Myrtle Beach, South Carolina 29577

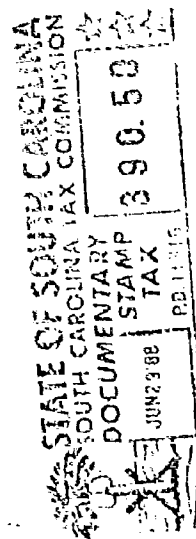
HORRY COUNTY ASSESSOR
166-03-44-010 SEC
Map Blk Parcel 7/1/88

BOOK 1228 PAGE 692

102
1952



888200
HORRY
COUNTY



218270

EXHIBIT 7

Benik/POD/mm

24187

TIMESAVER BLANK No. 7 - TITLE TO REAL ESTATE
PRIVATE PERSON TO PRIVATE PERSON
TIMESAVER PUBLISHING CO., CONWAY, S. C.

STATE OF SOUTH CAROLINA,

COUNTY OF HORRY

HORRY COUNTY ASSESSOR
166-63-42-006

Map Blk Parcel

EC
1/24/88

HORRY
88 JAN 25 PM 14
CLERK OF COURT

Know all Men by these Presents,

That I, R. Paul Benik, Jr.

in the State aforesaid for and in consideration of the
sum of Five and NO/100 (\$5.00) Dollars love and affection for my wife and
the assumption of that certain mortgage indebtedness set out hereinbelow

to me paid by Paula W. Benik
414 Queens Road
Myrtle Beach, South Carolina 29577

in the State aforesaid, (Receipt whereof is hereby acknowledged)
have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said
Paula W. Benik, the following described real property, to wit:

All and Singular, all that certain piece, parcel or lot of land situate,
lying and being in Horry County, South Carolina, Dogwood Neck Township,
School District No. 3, shown and represented on a map of Arcadian Shores
resubdivided by Robert L. Belk, C.E., in November of 1964, and revised
February, 1965, which map was filed for record March 1, 1967 in Deed Book
1124 at page 581, records of the office of the Clerk of Court for Horry County,
South Carolina, and also Lot 1000 of the Dogwood Neck Subdivision.

This being the same piece conveyed to the Grantor herein by deed
from Ocean Lakes Investment Company, Inc. dated April 5, 1978 and
recorded July 11, 1978 in the office of the Clerk of Court for Horry
County in Deed Book 647 at page 788.

Grantee by acceptance of this deed does hereby expressly agree to
assume the mortgage indebtedness of Grantor to Coastal Federal
Savings and Loan Association, which has an approximate principal
balance as of the date of this instrument of 126,143.84. The
mortgage which secures Grantor's Promissory Note to Coastal Federal
Savings and Loan Association is recorded in Mortgage Book 1124 at
Page 581, records of the office of the Clerk of Court for Horry County,
South Carolina.

SEE NEXT PAGE FOR CONTINUATION

EC# 1183 PAGE 629

629

Grantee by acceptance of this deed does hereby further expressly agree to assume the mortgage indebtedness of Grantor to Coastal Federal Savings and Loan Association, which has an approximate principal balance as of the date of this instrument of 29,773.68. The mortgage that secures Grantor's Promissory Note to Coastal Federal Savings and Loan Association is recorded in Mortgage Book Page 585, records of the office of the Clerk of Court for Horry County, South Carolina.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said:

Paula W. Benik, her

Heirs and Assigns forever.

And I do hereby bind myself and my Heirs and Executors and Administrators, to warrant and defend before and singular the said premises unto the said:

Paula W. Benik, 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 the execution hereof by grant, this 5th day of August, in the year of our Lord one thousand nine hundred and eighty-eight and in the two hundred twelfth year of the Sovereignty and Independence of the United States of America.

R. Paul Benik, Jr. (L. S.)

Signed, Sealed and Delivered in the Presence of

Patrick J. O'Dea
Marilyn B. McCormick

(L. S.)

(L. S.)

(L. S.)

(L. S.)

EXHIBIT 8

ELECTRONICALLY FILED - 2025 JUL 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 AUG 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

This deed was prepared by:
Rogers Townsend & Thomas, PC
220 Executive Center Drive
Columbia, SC 29210

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY) SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA A/K/A FANNIE MAE** (hereinafter called "Grantor"), for and in consideration of the sum of Three Hundred Eighteen Thousand One and 00/100 Dollars (\$318,001.00) to the Grantor in hand paid at and before the sealing of these presents by **JOHN D. DIEHL AND LISA R. DIEHL** (hereinafter called "Grantee") in the State aforesaid, (the receipt of which is hereby acknowledged), subject to all easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released, and by the Presents does grant, bargain, sell and release, to **John D. Diehl and Lisa R. Diehl** as Joint Tenants with the rights of survivorship, as defined in §27-7-40 SC Code of Laws (1976), and not as tenants in common: the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

This being the same property conveyed to the Grantor herein by deed of Cynthia Graham Howe as Master in Equity for the County of Horry, State of South Carolina, dated July 27, 2012 and recorded August 6, 2012 in Deed Book 3599 at Page 3218 in the Office of the Horry County Register of Deeds.

Grantee's address:

1810 Oak Ridge Rd, Pottstown, PA
19465

TMS# 166-03-42-008

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

File No: 014610 - 04359

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for the sales price of greater than Three Hundred Eighty-One Thousand Six Hundred One Dollars and Twenty Cents (\$381,601.20) for a period of THREE (03) months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than Three Hundred Eighty-One Thousand Six Hundred One Dollars and Twenty Cents (\$381,601.20) for a period of THREE (03) months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

This restriction shall terminate immediately upon conveyance to any foreclosure sale related to a Mortgage or Deed of Trust.

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

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his Heirs, Successors and Assigns forever, as Joint Tenants with the rights of survivorship, as defined in §27-7-40 SC Code of Laws (1976), and not as tenants in common .

And the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the premises unto the Grantee, His Heirs and Assigns against itself and its successors and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, to all Grantor's right, title and interest thereto during its period of ownership of this property which was obtained as a result of that certain mortgage foreclosure action entitled "Wells Fargo Bank, NA vs. David C. Haar; Anastasia N. Spirakis , et al."

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal.

Date: 12-12-12

Signed, Sealed and Delivered
In the Presence of:

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ORGANIZED AND
EXISTING UNDER THE LAWS OF THE
UNITED STATES OF AMERICA A/K/A
FANNIE MAE BY: Rogers Townsend &
Thomas, PC as its Attorney in Fact

Witness 1

Shatarr Howard
Witness 2

By:

Rex Casterline

Its: Authorized Signatory

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

ACKNOWLEDGMENT
S.C. §30-5-30
(EFFECTIVE JANUARY 1, 1995)

I, a Notary Public for the State of South Carolina do hereby certify that
Rex Casterline, the duly authorized signatory of Rogers Townsend &
Thomas, PC, Attorney in Fact for Federal National Mortgage Association, personally appeared
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 12 day of Dec, 2012

Shatarr Howard
Notary Public for the State of South Carolina

My Commission Expires: 9-22-14

EXHIBIT "A"

ALL AND SINGULAR, ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN DOGWOOD NECK TOWNSHIP OF HORRY COUNTY, SOUTH CAROLINA AND BEING IN DOGWOOD NECK TOWNSHIP OF HORRY COUNTY, SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS LOT 43 OF ARCADIAN SHORES SUBDIVISION AS REPRESENTED ON A MAP PREPARED BY ROBERT L. BELLAMY, CE IN NOVEMBER 1964 AND REVISED FEBRUARY 1965, WHICH MAP WAS RECORDED MARCH 1, 1965 IN PLAT BOOK 43 AT PAGE 8 IN THE OFFICE OF THE RMC FOR HORRY COUNTY TO WHICH REFERENCE IS CRAVED AS FORMING A PART OF THESE PRESENT.

SUBJECT, HOWEVER, TO THE RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 325 AT PAGE 212 IN THE HORRY COUNTY RECORDS.

STATE OF SOUTH CAROLINA)

COUNTY OF LEXINGTON)

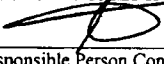
AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in Horry County, bearing tax map number 166-03-42-008 was transferred by Federal National Mortgage Association Organized and Existing Under the Laws of the United States of America a/k/a Fannie Mae to John D. Diehl and Lisa R. Diehl by deed dated 12/12, 2012.
3. Check one of the following: The deed is
 - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because pursuant to exemption number 3 of the South Carolina Code Section 12-24-40.
(If exempt, please skip items 4-7, and go to item 8 of this affidavit)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.
 - (b) ☐ The fee is computed on the fair market value of the realty which is .
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is .
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$0.00
 - (b) Place the amount listed in item 5 above here: \$
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$0.00.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor's Attorney.

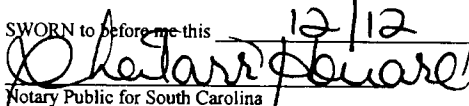
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

Rex Casterline

Print or Type Name Here

SWORN to before me this 12/12, 2012


Notary Public for South Carolina

My Commission Expires: 9-22-14

EXHIBIT 9

TMS Number correct 1660338003
PIN 39301030008

Prepared by:
The Bellamy Law Firm
1000 29th Avenue, P.O. Box 357
Myrtle Beach, South Carolina 29578
Attn: en

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

A TITLE EXAMINATION WAS NOT
PERFORMED BY THE PREPARING
ATTORNEY

DEED TO REAL ESTATE

THIS DEED is made the day hereinbelow stated, by and between **Dwight Thomas Freeman, aka Dwight Freeman and Mary Elizabeth Freeman, aka Mary E. Freeman, individually and as Co-Trustees of the Freeman Family Living Trust Dated November 5, 2004,** hereinafter called **GRANTORS**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, of the one part, and **Paul H. Errickson and Linda M. Errickson** whose address is **407 Lafayette Road, Myrtle Beach, SC 29572**, hereinafter called **GRANTEES**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, of the other part; and in this agreement, the singular shall include the plural, and the plural shall include the singular, and one gender shall include all genders.

KNOW ALL MEN BY THESE PRESENTS, that **GRANTORS**, for and in consideration of the sum of **Five Hundred Fifteen Thousand and 00/100 (\$515,000.00) Dollars**, paid to **GRANTORS**, by **GRANTEES**, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, have bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **GRANTEES**, for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns forever, in fee simple, the following described property, located in Horry County, South Carolina, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TMS #: 166-03-38-003

TAX NOTICE ADDRESS: 407 Lafayette Road, Myrtle Beach, SC 29572

The within conveyance is also subject to all restrictions and easements of record and/or easements upon the ground.

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

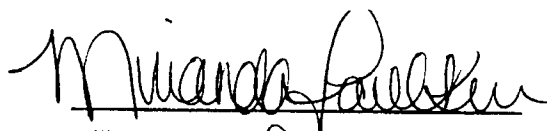
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said **GRANTEES**, for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns forever, in fee simple.

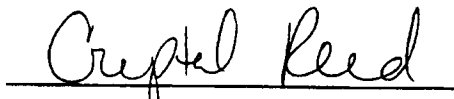
AND the said **GRANTORS** do hereby bind themselves, their heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said **GRANTEES** as hereinabove provided, against themselves and their heirs, successors and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

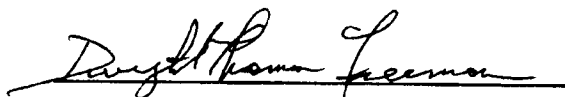
IN WITNESS WHEREOF, the **GRANTORS** have caused these presents to be signed and sealed this 25 day of November in the year 2014.

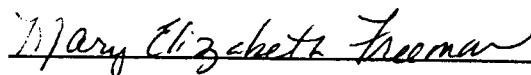
**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

GRANTORS


(#1 witness sign here)


(Notary sign as #2 witness)


Dwight Thomas Freeman, aka Dwight Freeman, individually, and as Co-Trustee of the Freeman Family Living Trust Dated November 5, 2004


Mary Elizabeth Freeman, aka Mary E. Freeman, individually, and as Co-Trustee of the Freeman Family Living Trust Dated November 5, 2004

STATE OF KENTUCKY

COUNTY OF

Fayette

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the above subscribed Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 25 day of November, 2014.

Cynthia Reed

Notary Public for the State of Kentucky

My Commission Expires: July 25, 2015

(Seal)



EXHIBIT "A"

All and Singular, that certain piece, parcel, or lot of land lying, situate, and being in Horry County, South Carolina, Dogwood Neck Township, School District No. 8, shown and represented as Lot Seventy-One (71) on map of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November of 1964, revised February, 1965, and recorded March 1, 1965, in Plat Book 43 at Page 8, Office of the Clerk of Court for Horry County, South Carolina.

Subject to that certain Declaration of Restrictions dated March 11, 1965, and recorded in Deed Book 325 at Page 212, Office of the Clerk of Court for Horry County, South Carolina.

This being the identical property conveyed to Dwight Freeman and Mary E. Freeman by deed from Irene Bell Vanderwerff, dated May 24, 2000, and recorded on May 26, 2000, in Deed Book 2264 at Page 935 in the Office of the Register of Deeds for Horry County, South Carolina. Being further conveyed to Dwight Thomas Freeman and Mary Elizabeth Freeman, Co-Trustees of the Freeman Family Living Trust dated November 5, 2004; said deed dated November 5, 2004, and recorded on November 15, 2004, in Deed Book 2821 at Page 433, records of Horry County, South Carolina.

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 407 Lafayette Road, Myrtle Beach, SC 29572, bearing Horry County Tax Map Number 166-03-38-003, was transferred by Dwight Thomas Freeman, aka Dwight Freeman and Mary Elizabeth Freeman, aka Mary E. Freeman, individually and as Co-Trustees of the Freeman Family Living Trust Dated November 5, 2004, to Paul H. Erickson and Linda M. Erickson on December 1, 2014.
3. Check one of the following: The deed is
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☐ exempt from the deed recording fee because (See Information section of affidavit): _____
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit).
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$515,000
 - (b) ☐ The fee is computed on the fair market value of the realty which is _____
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is: _____
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$515,000
 - (b) Place the amount listed in item 5 above here: -0-
(If no amount is listed, place zero here)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$515,000
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,905.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 25

day of November, 2014.

Crystal Reed

Notary Public for the State of Kentucky

My Commission Expires: July 25, 2015

Dwight Thomas Freeman
Dwight Thomas Freeman, aka Dwight Freeman, individually,
and as Co-Trustee of the Freeman Family Living Trust Dated
November 5, 2004

Mary Elizabeth Freeman
Mary Elizabeth Freeman, aka Mary E. Freeman, individually,
and as Co-Trustee of the Freeman Family Living Trust Dated
November 5, 2004

Crystal Reed
Print or Type Name Here

INFORMATION

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

Exempted from the fee are deeds:

Section 12-24-40

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

EXHIBIT 10

PIN Number correct 39301020003 / 39412020879

STATE OF SOUTH CAROLINA
CERTIFICATION OF VITAL RECORD

DEATH CERTIFICATION

STATE FILE NUMBER : 139-15-012570

DECEDENT'S NAME: *FLOYD PRIDGEN*

AKA's: NA

ARMED FORCES: NO

DATE OF BIRTH: FEBRUARY 26, 1945

TYPE OF PLACE OF DEATH: HOSPITAL- INPATIENT

NAME AND ADDRESS OF PLACE OF DEATH: GRAND STRAND REGIONAL MEDICAL CENTER, MYRTLE BEACH, SC 29572

PLACE OF DISPOSITION: LEE FUNERAL HOME AND CREMATORY

DISPOSITION LOCATION: LITTLE RIVER, SOUTH CAROLINA

METHOD OF DISPOSITION: CREMATION

DECEDENT'S RESIDENCE: 412 QUEENS ROAD, MYRTLE BEACH, HORRY COUNTY, SC, 29572

PLACE OF BIRTH: NORTH CAROLINA

SURVIVING SPOUSE'S NAME: SAUNDRA ARNETTE

FATHER'S NAME: MACK DAVID PRIDGEN

MOTHER'S NAME PRIOR TO FIRST MARRIAGE: LINDA MAE BRIGMAN

INFORMANT'S NAME: SAUNDRA PRIDGEN

MAILING ADDRESS: 412 QUEENS ROAD, MYRTLE BEACH, SC, 29572

FUNERAL HOME: LEE FUNERAL HOME & CREMATORY, 11840 HWY 90 - PO BOX 1116, LITTLE RIVER, SC, 29566

FUNERAL DIRECTOR: ALLEN E. LEE

EMBALMER'S NAME: NA

ACTUAL OR PRESUMED DATE OF DEATH : APRIL 01, 2015

ACTUAL OR PRESUMED TIME OF DEATH: 1440

CAUSE OF DEATH - PART I

IDIOPATHIC PULMONARY FIBROSIS

HYPOXEMIC RESPIRATORY FAILURE

SEX: MALE

SOCIAL SECURITY NUMBER: [REDACTED]

AGE: 70 YEARS/

COUNTY OF DEATH: HORRY

MARITAL STATUS: MARRIED

RELATIONSHIP: SPOUSE

LICENSE NUMBER: 1595

LICENSE NUMBER: NA

MANNER OF DEATH : NATURAL

OTHER SIGNIFICANT CONDITIONS - PART II:
NA

CORONER CONTACTED? NO

DATE OF INJURY: NA

PLACE OF INJURY: NA

LOCATION OF INJURY: NA

HOW THE INJURY OCCURRED?

NA

AUTOPSY PERFORMED? NO

TIME OF INJURY: NA

AUTOPSY AVAILABLE? NA

INJURY AT WORK? NA

CERTIFIER NAME AND TITLE: MD GREGORY L. BECKER

LICENSE NUMBER: 35982

CERTIFIER'S ADDRESS: 906 MEDICAL CIRCLE, MYRTLE BEACH, SC, 29572

DATE FILED: APRIL 06, 2015

DATE OF ISSUANCE: APRIL 06, 2015

SPECIAL INSTRUCTIONS :

NA

SC04307629

This is a true certification of the facts on file in the Division of Vital Records, SC Department of Health and Environmental Control.

Catherine Templeton
Catherine Templeton
Director and State Registrar

Barbara E. Derrick
Barbara E. Derrick
Assistant State Registrar

This copy is not valid unless prepared on an engraved border displaying the state seal and issuing agency logo.

Revision Date: 09/10/2014

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP-2003366

Please Return To:
The Bellamy Law Firm
1000 29th Avenue, P.O. Box 357
Myrtle Beach, South Carolina 29578
Attn: adb

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

DEED TO REAL ESTATE

THIS DEED is made the day hereinbelow stated, by and between **Robert M. Taylor and Gayle Taylor**, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, of the one part, and **Floyd Pridgen and Sandra Pridgen**, whose address is **412 Queens Road, Myrtle Beach, SC 29572**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, of the other part; and in this agreement, the singular shall include the plural, and the plural shall include the singular, and one gender shall include all genders.

KNOW ALL MEN BY THESE PRESENTS, that **GRANTOR**, for and in consideration of the sum of **Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars**, paid to **GRANTOR**, by **GRANTEE**, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **GRANTEE**, for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns forever, in fee simple, the following described property, located in Horry County, South Carolina, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TMS #: 166-03-42-007

The within conveyance is also subject to all restrictions and easements of record and/or easements upon the ground.

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

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

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns forever, in fee simple.

AND the said GRANTOR does hereby bind itself, its heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said GRANTEE, as hereinabove provided, against itself and its heirs, successors and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed and sealed this 19th day of August in the year 2011.

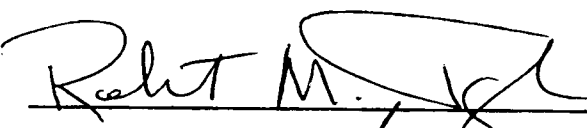
**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

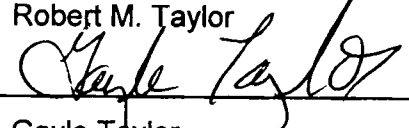
GRANTOR



(#1 witness sign here)


(Notary sign as #2 witness)



Robert M. Taylor


Gayle Taylor

EXHIBIT "A"

All that certain lot, part or parcel of land located North of the City of Myrtle Beach, County of Horry, State of South Carolina, contains 0.45+/- acre as shown on map by Robert L. Bellamy & Associates, Inc., Engineers and Surveyors dated 4-2-97 and recorded in Plat Book 43 at Page 8, records of Horry County, South Carolina, being more fully described as follows:

Beginning at the point of beginning of the Southernmost Right-of-way of Washington Circle and the Easternmost Right-of-way of Queens Road and running S 3100' E for a distance of 150.00' to a " iron pin found, said " iron pin found being the true point of beginning of parcel described, thence from said true point of beginning N 5901'50" E for a distance of 149.89' along the lands of Lot 39, Arcadian Shores Subdivision to a " iron pin found, said corner being common to Lots 38, 39, 40 & 41, Arcadian Shores Subdivision, thence with the land of Lot 41, Arcadian Shores Subdivision S 3058'41" E for a distance of 131.20' to a " iron pin found, said corner being common to Lot 40 and 43, Arcadian Shores Subdivision: thence with the land of Lot 43, Arcadian Shores Subdivision S 5900' W for a distance of 149.84' to a " iron pin found, thence turning and running along the Easternmost right-of-way of Queens Road N 3100' W for a distance of 131.28' to a " iron pin found, said pipe being the true point of beginning.

This being the identical property conveyed to the Grantor by Deed frmo Myrtle Beach Hotels, LLC dated April 10, 2003 and recorded April 15, 2003 in Deed Book 2584 at Page 1017, records of Horry County, South Carolina.

INFORMATION

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

Exempted from the fee are deeds:

Section 12-24-40

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

EXHIBIT 11

39302040008

Prepared By:
Gwin Law Office, LLC
5001 N Kings Hwy, Suite 203
Myrtle Beach, SC 29577

File No.: 17-RE-213SM

**** NO TITLE EXAMINATION PERFORMED BY
PREPARING ATTORNEY ****

(Please do not write above this line - Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DANIEL E. RORRER, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF JEAN GARRIS STEPPE**, subject to the Exceptions contained herein below, in the State aforesaid, for and in consideration of the sum of Three Hundred Fifty-Six Thousand and 00/100 Dollars (\$356,000.00), unto it paid by **JERRY STEVEN WILSON AND DANA PRIDGEN WILSON**, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said Jerry Steven Wilson and Dana Pridgen Wilson, **for and during their joint lives and upon the death of either of them, then to the survivor of them**, their heirs and assigns forever, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

ALLAND SINGULAR, all that certain piece, parcel and lot of land situate, lying and being in Dogwood Neck Township, County of Horry, State of South Carolina, School District No. 8, and being more particularly described as Lot Forty-Eight (48) of Arcadian Shores, shown and represented on map of Arcadian Shores, prepared by Robert L. Bellamy, C.E. in November of 1964, and revised February 1965, which said map was recorded March 1, 1965, in Plat Book 43 at page 8, in the office of the Clerk of Court for Horry County, South Carolina.

This conveyance is subject, however to the restrictions imposed on the property by the developer appearing of record, dated March 11, 1965 and recorded in Deed Book 325 at page 212, in the office of the Clerk of Court for Horry County.

BEING the same property conveyed to S. Fred Steppe and Jean G. Steppe from William D. McLeod, by deed dated July 14, 1977, and recorded on July 6, 1977 in Deed Book 588 at Page 278 in the office of the Register of Deeds for Horry County, South Carolina. Jean G. Steppe is now deceased as shown by Death Certificate recorded March 16, 2017 in the Probate Court, Horry County, South Carolina.

ELECTRONICALLY FILED - 2025 JUL 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 AUG 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

Tax Map #: 166-03-41-005 Pin#: 39302040008

Property Address: 309 South Lake Trail, Myrtle Beach, SC 29572

Grantee(s) Address: 108 Lake Run, Rockingham, NC 28379

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property, herein referred to as "Exceptions".

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

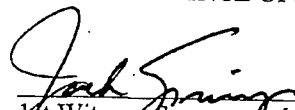
TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular the premises before mentioned unto the said Jerry Steven Wilson and Dana Pridgen Wilson, **for and during their joint lives and upon the death of either of them, then to the survivor of them**, their heirs and assigns forever, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises, subject to the above Exceptions, unto the said Jerry Steven Wilson and Dana Pridgen Wilson, **for and during their joint lives and upon the death of either of them, then to the survivor of them**, their heirs and assigns forever, forever, in fee simple, together with every contingent remainder and right of reversion against the Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

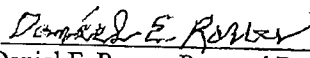
Signature Page to Follow

IN WITNESS WHEREOF the undersigned Hand and Seal this 2nd day of June, 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


1st Witness Someone other than notary
Jack Springs
Printed Name

DANIEL E. RORRER, AS PERSONAL
REPRESENTATIVE FOR THE ESTATE OF
JEAN GARRIS STEPPE

By:  {L.S.}
Daniel E. Rorrer, Personal Representative


2nd Witness/Notary
Robert H. Gwin, III
Printed Name

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

INDIVIDUAL ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that the above-signed Daniel E. Rorrer, as Personal Representative for the Estate of Jean Steppe, personally appeared before me this 2 day of June, 2017 and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 2 day of June, 2017.


Notary

My Commission Expires

8/28/2022

Robert H Gwin III

(SEAL)

File # 17-RE-213

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

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

1. The Corporation have read the information on the back of this affidavit and the corporation understand such information.
2. The property being transferred is located at **309 South Lake Trail, Myrtle Beach, SC 29572**, bearing Horry County Tax Map Number 166-03-41-005 Pin#: 39302040008, and was transferred by **Daniel E. Rorrer, as Personal Representative for the Estate of Jean Garris Steppe** to **Jerry Steven Wilson and Dana Pridgen Wilson** on **June 2, 2017**.
3. Check one of the following: The deed is
 - (a) XX subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 356,000.00.
 - (b) The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check Yes or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$ 0.00.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: 356,000.00
 - (b) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: 356,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,317.20.
8. As required by Code Section 12-24-70, the corporation state that the corporation am a responsible person who was connected with the transaction as: Seller.
9. The Corporation understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned no more than one year, or both.

**DANIEL E. RORRER, AS PERSONAL REPRESENTATIVE
FOR THE ESTATE OF JEAN GARRIS STEPPE**

By: Daniel E. Rorrer, P.R.
Daniel E. Rorrer, Personal Representative

SUBSCRIBED and sworn to before me this **2nd** day of **June**, 2017.

Robert H Gwin III (SEAL)
Notary Public
My Commission Expires: 8/28/2022
Robert H Gwin III

EXHIBIT 12

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

FILED
HORRY COUNTY

DEED TO REAL ESTATE

90 APR 12 PM 3:53

82500
42500
Q

KNOW ALL MEN BY THESE PRESENTS, that THE ANCHOR BANK for and in consideration of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND and NO/100 \$375,000.00) DOLLARS to it paid by RONALD K. REYNOLDS and RASARIO REYNOLDS, 300 Lafayette Drive, Myrtle Beach, South Carolina, 29577, (Receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said RONALD K. REYNOLDS and ROSARIO REYNOLDS, their heirs and assigns forever, the following real property to wit:

ALL AND SINGULAR, that certain piece parcel or lot of land situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, shown and designated as Lot No. Forty-Nine (49) on that certain map of ARCADIAN SHORES dated November, 1964, revised February, 1965, and recorded March 1, 1965, in Plat Book 43 at Page 8, Records of Horry County, which is by reference made a part of this description.

Said lot being bounded on the north by Lot 48, on the east by South Lake Trail, on the south by LaFayette Road, and on the west by Lot 50.

This being the same property conveyed to the Anchor Bank by Deed of Edward M. Vick and Anne P. Vick dated March 2, 1990, and recorded on March 6, 1990, in Deed Book 1374, Page 697, Office of the Register of Mesne Conveyance for Horry County, South Carolina.

TOGETHER with all and singular, the rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said RONALD K. REYNOLDS AND ROSARIO REYNOLDS, their heirs and assigns forever.

HORRY COUNTY ASSESSOR
TMS # 166 03 41 004
Map _ Blk _ Parcel

BOOK 1384 PAGE 061

416-9061 296

61

And the Grantor herein binds itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said RONALD K. REYNOLDS and ROSARIO REYNOLDS, their heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS the execution hereof by Grantor this 12th day of April, in the year of our Lord one thousand nine hundred and ninety (1990) and in the two hundred and fourteenth (214th) of the Sovereignty and Independence of the United States of Amer

Signed, Sealed and Delivered
In the Presence of:

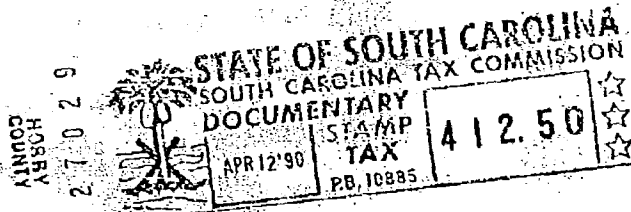
Randy R. Harrison
Randy R. Harrison

THE ANCHOR BANK

By

Its

Donald L. [Signature]
DR. Vice President



BOOK 138 PAGE 062

62

EXHIBIT 13

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

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Eleanore M. Dreher, (Grantor)**, in the State of South Carolina, in consideration of the Sum of Three Hundred Fifty Thousand Dollars and 00/100 (\$350,000.00) paid by **Sarah F. Miles and V. Scott Miles, (Grantees)**, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the **Grantees**, as joint tenants with the right of survivorship, and not as tenants in common, their heirs and assigns forever, in fee simple, the following described property:

All and Singular, all that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, shown and designated as **Lot 44 of Arcadian Shores**, on a map made by Robert L. Bellamy, C.E., dated in November of 1964 and revised February, 1965 and recorded in the Office of the RMC for Horry County, South Carolina in Plat Book 43 at Page 8, to which reference is craved as forming a part of these presents.

This conveyance is subject, however, to the restrictions imposed on the property by the developer appearing of record.

This being the identical property conveyed to Eleanore M. Dreher from Lloyd D. Flint by Deed recorded September 18, 2008 in Deed Book 3363 at Page 495 in the Office of the Register of Deeds for Horry County, South Carolina.

TMS #: 166-03-42-009

Grantee's Address: 408 Queens Road Myrtle Beach, South Carolina 29572

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

To Have and To Hold all and singular the said premises before mentioned unto the said **Grantees**, as set out above, as joint tenants with the right of survivorship, and not as tenants in common, their heirs and assigns forever, in fee simple, together with every contingent remainder and the right of reversion and to the heirs of said survivor forever.

And Grantor does hereby bind herself, her heirs and assigns to warrant and forever defend all and singular the said premises unto the said **Grantees**, as herein provided, against

herself and her heirs and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

In Witness Whereof, the Grantor has caused these presents to be signed and sealed this 25 day of August, 2010.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

* [Signature]
1st Witness

* [Signature]
(Notary Sign as 2nd Witness)

GRANTOR:

* [Signature] (L.S.)
Eleanore M. Dreher

Poor Quality Due To
Condition of Original
Ballery V. Skipper RMC

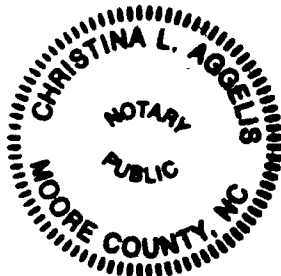
STATE OF NORTH CAROLINA)
COUNTY OF Moore)

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

I, the undersigned notary, do hereby certify that the above subscribed Grantor(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 25 day of August, 2010.

* [Signature]
Notary Public for State of North Carolina
My Commission Expires: 4/30/14
(SEAL)



STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AFFIDAVIT FOR TAXABLE
OR
EXEMPT TRANSFER

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred located at 408 Queens Road (Lot 44 Arcadian Shores) Myrtle Beach, South Carolina 29572 bearing Horry County Tax Map Number 166-03-42-009 was transferred by Eleanore M. Dreher to Sarah F. Miles and V. Scott Miles on August 25, 2010.
3. Check one of the following: The deed is
 - (a) XX subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner or the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information sections of affidavit): _____ if exempt please skip items 4 - 7, and go to item 8 of this affidavit)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of Three Hundred Fifty Thousand Dollars and 00/100 (\$350,000.00)
 - (b) _____ The fee is computed on the fair market value of the realty which is _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No XX to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is: \$0.00
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: Three Hundred Fifty Thousand Dollars and 00/100 (\$350,000.00)
 - (b) Place the amount listed in item 5 above here: ZERO
(If no amount is listed, place zero here)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: Three Hundred Fifty Thousand Dollars and 00/100 (\$350,000.00)
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: One Thousand Two Hundred Ninety-Five Dollars and 0/100 (\$1,295.00)

EXHIBIT 14

PIN Number correct 39302010126

Please Return To:
The Bellamy Law Firm
1000 29th Avenue, P.O. Box 357
Myrtle Beach, South Carolina 29578
Attn: TL

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

DEED TO REAL ESTATE

THIS DEED is made the day hereinbelow stated, by and between **Michael C. Overbeck** hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, of the one part, and **Vernon G. Miles and Sharon E. Miles** whose address is **311 Queens Road, Myrtle Beach, SC 29572**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, of the other part; and in this agreement, the singular shall include the plural, and the plural shall include the singular, and one gender shall include all genders.

KNOW ALL MEN BY THESE PRESENTS, that **GRANTOR**, for and in consideration of the sum of **Three Hundred Thirty-Two Thousand Five Hundred and 00/100 (\$332,500.00) Dollars**, paid to **GRANTOR**, by **GRANTEE**, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **GRANTEE**, for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns forever, in fee simple, the following described property, located in Horry County, South Carolina, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TMS #: 166-03-44-003/Pin # 39302010126

TAX NOTICE ADDRESS: 311 Queens Road, Myrtle Beach, SC 29572

The within conveyance is also subject to all restrictions and easements of record and/or easements upon the ground.

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

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said **GRANTEE**, for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns forever, in fee simple.

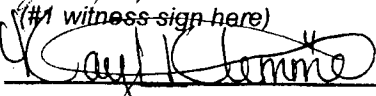
AND the said GRANTOR does hereby bind itself, its heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said GRANTEE, as hereinabove provided, against itself and its heirs, successors and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed and sealed this 2nd day of April in the year 2015.

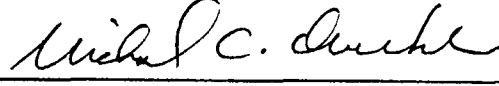
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR



(#1 witness sign here)


(Notary sign as #2 witness)



Michael C. Overbeck

My Commission
EXPIRES: 12/01/2015



EXHIBIT "A"

ALL AND SINGULAR, all that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Dogwood Neck Township, Horry County, State of South Carolina, and more particularly described as Lot 25 of Arcadian Shores as shown on map made by Robert L. Bellamy, C.E. dated November, 1964 and revised February, 1965, recorded in Plat Book 43 at page 8, Office of the Clerk of Court for Horry County.

This conveyance is subject to all restrictions, easements, covenants, and limitations appearing of record.

This being the identical property conveyed to Michael C. Overbeck by deed of Emmett H. Miller, Jr. and Mary O'Keeffe Miller dated July 15, 2004 and recorded on July 16, 2004 in Deed Book 2762 at page 525 in the records of Horry County, South Carolina.

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 311 Queens Road, Myrtle Beach, SC 29572, bearing Horry County Tax Map Number 166-03-44-003/Pin # 39302010126, was transferred by Michael C. Overbeck to Vernon G. Miles and Sharon E. Miles on April 2015.

3. Check one of the following: The deed is
 - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (See Information section of affidavit):
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit).

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of
\$332,500.00
 - (b) The fee is computed on the fair market value of the realty which is
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is:

5. Check Yes or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is:

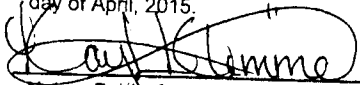
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$332,500.00
 - (b) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$332,500.00

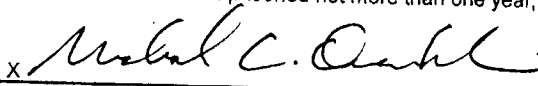
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$1230.25

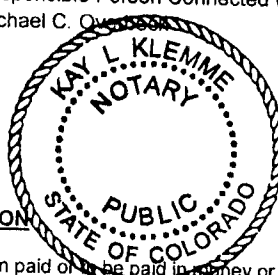
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Grantor

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 2nd
day of April, 2015.


Notary Public for the State of Colorado
My Commission Expires: 12/01/2015

x 
Responsible Person Connected with the Transaction
Michael C. Overbeck



INFORMATION

Except as provide in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair

EXHIBIT 15

070-4

18979

9

STATE OF SOUTH CAROLINA,

COUNTY OF HORRY

FILED
1984 JUL 23 PM 1:26
CLERK OF COURT
BILLY G. McCLINTON

Know all Men by these Presents,

That RAY A. FLOYD

in the State aforesaid for and in consideration of the
sum of Five Dollars (\$5) and love and affection for my wife, ~~XXXXXX~~

to him paid by DEBORAH FLOYD
403 Colonial Circle, Myrtle Beach 29577

in the State aforesaid, (Receipt whereof is hereby acknowledged) _____

have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said

DEBORAH FLOYD, her heirs and assigns, forever, all his right,
title and interest in and to the following-described property located
in Horry County, South Carolina, to wit:

ALL AND SINGULAR, that certain piece, parcel or lot of
land, together with improvements thereon, shown and repre-
sented on a map of ARCADIAN SHORES prepared by Robert
L. Bellamy, C.E., dated November 1964 and revised February
1965, which said map was recorded March 1, 1965 in Plat
Book 43 at page 8 in the office of the Clerk of Court
for Horry County, as being Lot or Lots 14.

Said property is conveyed subject to easements, covenants, condi-
tions, limitations, liens and restrictions of record.

This is the same property conveyed to grantor and grantee herein
by deed of Larry McLaughlin, et al., dated August 12, 1980 and
recorded August 13, 1980 in Deed Book 684 at page 479 of the records
of the Clerk of Court for Horry County.

834-561

834-561

561

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said:

DEBORAH FLOYD, her

Heirs and Assigns forever.

And he do hereby bind himself, his Heirs and Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said:

DEBORAH FLOYD, her Heirs and Assigns, against
himself and his Heirs, and all persons whomsoever
lawfully claiming, or to claim
the same or any part thereof.

Witness the execution hereof by grantor this 18th day of November
in the year of our Lord one thousand nine hundred and eighty-three
and in the two hundred eighth year
of the Sovereignty and Independence of the United States of America.

Ray A. Floyd (L. S.)
RAY A. FLOYD

Signed, Sealed and Delivered
in the Presence of

Maya J. Green
James E. Thomas

____ (L. S.)
____ (L. S.)
____ (L. S.)
____ (L. S.)

STATE OF SOUTH CAROLINA,

COUNTY OF HORRY

PERSONALLY appeared before me, the undersigned witness
and made oath that he saw the within named RAY A. FLOYD

Sign, Seal and as his Act and Deed deliver the within written Deed; and that he with
Myra J. Green witnessed the execution thereof.
Sworn to before me this 18th

day of November A. D. 1983

Myra J. Green (L. S.)
Notary Public for South Carolina
My Commission expires 12/6/88

Ray A. Floyd

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,

COUNTY OF _____

I, _____ NOT REQUIRED/DEED TO SPOUSE do hereby certify
unto all whom it may concern, that Mrs. _____
the wife of the within named grantor did this day appear before me and upon being privately and separately examin-
ed by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or per-
sons whomsoever, renounce, release and forever relinquish unto the within named grantee _____ Heirs and As-
signs, all her Interest, and estate, and also all her right and claim of Dower, of, in or to, all and singular the premises
within mentioned and released.

Given under my Hand and Seal this _____ day of _____ Anno Domini 19____

Notary Public for South Carolina (L. S.) _____ (L. S.)
My Commission expires _____

State of South Carolina

COUNTY OF HORRY

TITLE TO REAL ESTATE
PATILLO PRINTING CO., FLORENCE, S. C.
FORM NO. 80

I Certify \$ 32,200 Horry County Documentary
Tax has been paid on this instrument.

Billie G. Richardson

BILLIE G. RICHARDSON
Clerk of Court



FILED
1980 AUG 13 P 3:46
BILLIE G. RICHARDSON
CLERK OF COURT

Know All Men by These Presents, That WE

Larry McLaughlin, S. Rowland McLaughlin and Robert W. Finklea

of the County of Florence in the State aforesaid, for and in consideration
of the sum of Thirty Two Thousand and no/100 -- (\$32,000) Dollars-----

to us paid by Ray A. Floyd and Deborah Floyd

in the State aforesaid, 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

Ray A. Floyd and Deborah Floyd

as tenants in common, for and during their joint lives, and upon the death of either of them, then to the
survivor of them, his or her heirs and assigns, forever, in fee simple, together with every contingent
remainder and right of reversion.

In Horry County, South Carolina, Dogwood Neck Township, School District No. 8, all and
singular that certain, piece, parcel or lot of land shown and represented on map of
Arcadian Shores prepared by Robert L. Bellamy, C.E. in November of 1964, and re-
vised February, 1965, which said map was recorded March 1, 1965, in Plat Book 43
at page 8, Clerk's Office, Horry County, South Carolina as being lot or lots number:
Fourteen (14)

This property is deed subject to that certain declaration of restrictions dated March
11, 1965 and recorded in Deed Book 325 at page 212, Clerk's Office, Horry County,
South Carolina, as modified or amended herein, to wit: None

This being the same property conveyed to Jess and Miriam Stribling by deed of Ocean
Lakes Investment Company, Inc. Dated September 5, 1968 and recorded in the Office
of the Clerk of Court for Horry County in Deed Book 395 at page 569.

This being the same property conveyed to the grantors herein by deed dated August
1st, 1980 and recorded in the Office of the Clerk of Court for Horry County
in Deed Book 684 at page 479.

BOOK 684 PAGE 479

STATE OF SOUTH CAROLINA, }
Florence County. }

PERSONALLY appeared before me Marie P. Bowers
and made oath that she saw the within named S. Rowland McLaughlin, Robert W. Finklea,
sign, seal and, as her act and deed, deliver the within written Deed for the uses and purposes therein
mentioned, and that he, with I. J. L. McLaughlin, Jr. witnessed the
execution thereof.

SWORN to before me this 12th
day of August, 1980
I. J. L. McLaughlin, Jr. (L.S.)
My Commission Expires: 12-22-82
Notary Public of S.C.

Marie P. Bowers

STATE OF SOUTH CAROLINA, }
Florence County. }

RENUNCIATION OF DOWER

I, I. J. L. McLaughlin, Jr., a Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Donna A. McLaughlin
the wife of the within named S. Rowland McLaughlin
did this day appear before me, and upon being privately and separately examined by me, did declare that
she does freely, voluntarily and without any compulsion, dread, or fear of any person or persons
whomsoever, renounce, release and forever relinquish unto the within named
Ray A. Floyd and Deborah Floyd

as tenants in common, for and during their joint lives, and upon the death of either of them, then to the
survivor of them, his or her heirs and assigns, forever, in fee simple, together with every contingent
remainder and right of reversion.

all her interest and estate, and also all her right and claim of Dower of, in or to all
and singular the premises within mentioned and released.

Given under my hand and seal, this 12th
day of August
Anno Domini 1980
I. J. L. McLaughlin, Jr. (L.S.)
My Commission Expires: 12-22-82
Notary Public of S.C.

Donna A. McLaughlin

BOOK 684 PAGE 481

EXHIBIT 16

Prepared by and Return to:
Roy & Casper, LLC
PO Box 4086
N Myrtle Beach, SC 29597

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

KNOW ALL MEN BY THESE PRESENTS that, Brooks M. Safrit. (hereinafter referred to as "Grantor") in consideration of the sum of Five and No/100 Dollars (\$5.00) paid to them by Brooks M. Safrit and Woodrow S. Safrit (hereinafter called Grantee), the receipt and sufficiency of which are acknowledged, have remised, released and forever quit-claimed and do remise, release and forever quit-claim to Brooks M. Safrit and Woodrow S. Safrit, and their successors and assigns, in fee simple, with Joint Tenancy With A Right of Survivorship, the following described property:

In Horry County, South Carolina, Dogwood Neck Township, School District No. 8, all and singular that certain piece, parcel or lot of land and shown and represented on a Combination Plat of Arcadian Shores prepared by Robert L. Bellamy & Associates dated August 4, 2004 and recorded January 21, 2005, in Plat Book 202 at Page 207, Register of Deeds Office, Horry County, South Carolina as being Lot Number Twenty Eight (28).

This property is subject to that certain declaration of restrictions dated March 11, 1965 and recorded in Deed Book 325 at Page 212, Register of Deeds Office, Horry County, South Carolina, as modified or amended herein, to wit.

This being the identical property conveyed to Brooks M. Safrit by Deed of Heather Brooks Safrit and Brooks M. Safrit dated February 15, 2018 and recorded on February 21, 2018 in Deed Book 4084, at Page 1545 in the records of the ROD for Horry County, South Carolina.

Tax Map Number: 166-03-44-008

Grantees' Address: 304 North Lake Trail, Myrtle Beach, SC 29572

The premises are granted together with all the rights, members, hereditaments and appurtenances belonging or in any wise incident or appertaining to them.

To have and to hold the premises to Grantees, their heirs and assigns, forever; so that neither I nor my heirs, nor any other person or persons, claiming under me or them, shall at any time, by any ways or means have, claim or demand any right or title to the above-mentioned premises or appurtenances, or any part or parcel of them, forever.

WITNESS the execution hereof by Grantor this 2nd day of June in the year of our Lord two thousand and twenty-one and in the two hundred forty fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered

Angel Conner
1st Witness

Laura Di Landro
2nd Witness

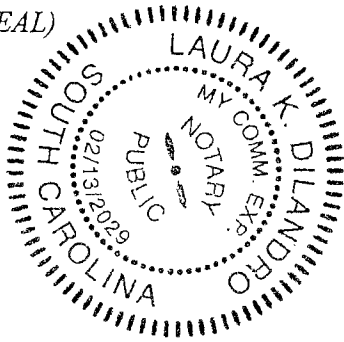
By: Brooks M. Safrit
Brooks M. Safrit

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF HORRY)

I, Laura DiLandro, a Notary Public for South Carolina, do hereby certify
that the Grantor herein personally appeared before me, and acknowledged the execution
of the foregoing instrument.

Witness my hand and official seal this 2nd day of June ~~May~~ 2021,.

(SEAL)



Laura DiLandro
Notary Public for SC
My Commission Expires: 2/13/2029

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 304 N. Lake Trail, Myrtle Beach SC and bearing Horry County Tax Map Number 166-03-44-008 was transferred by Brooks M. Safrit to Brooks M. Safrit and Woodrow S. Safrit on 06/2/2021
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X exempt from the deed recording fee because -(12) Quit Claim;
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit. 12 Quitclaim Deed

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

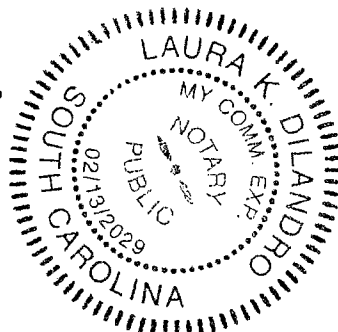
Brooks M Safrit
Brooks M. Safrit

SWORN to before me this
2nd day of June 2021

Laura D. Landro

Notary Public for SC

My Commission Expires: 2/13/2029



ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - Horry - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - Horry - COMMON PLEAS - CASE#2025CP2605366

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Roy & Casper, LLC

ADDRESS:

10409 N Kings Hwy

Myrtle Beach, SC 29572-5708

TELEPHONE: (843) 663-1200

FAX: (843) 663-1200

E-MAIL ADDRESS: thoward@rcclawonline.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 0.00

BRIEF PROPERTY DESCRIPTION: a Parcel or lot of land in School District No. 8 on a Combination Plat of Arcadian Shores

TAX MAP NUMBER (TMS #), / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>SAFRIT</u>	<u>BROOKS</u>	<u>M.</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>SAFRIT</u>	<u>BROOKS M. SAFRIT AND WOODROW</u>	<u>S.</u>

EXHIBIT 17

39302010171

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

Prepared By and Return to: Bespoke Estate Law, LLC 207 Chartwell Court Myrtle Beach, SC 29588
NO TITLE EXAMINATION PERFORMED BY DOCUMENT PREPARER
<i>(Please do not write above this line - Reserved for Register of Deeds Office)</i>

STATE OF SOUTH CAROLINA	}	QUITCLAIM DEED
COUNTY OF HORRY		

KNOW ALL MEN BY THESE PRESENTS, that **Sonia F. Heydt, Trustee of the Duane D. Heydt, Jr. and Sonia F. Heydt Trust** dated the 12th of June, 2023 in the State aforesaid, for and in consideration of the sum of FIVE AND 00/100 DOLLARS (\$5.00), unto it paid by **Sonia Heydt, Trustee of the Sonia Heydt Living Trust, dated December 10, 2024**, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, remised, released and forever quit-claimed Seller's interest subject to the easements, restrictions, reservations and conditions set forth below, and by these presents does remise, release and forever quit-claim unto the said **Sonia Heydt, Trustee of the Sonia Heydt Living Trust, dated December 10, 2024**, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

ALL AND SINGULAR, all that certain piece, parcel or lot of land, situate lying and being in Dogwood Neck Township, Horry County, South Carolina, and being more particularly shown and designated as Lot 45 of Arcadian Shores, as shown and delineated on a plat prepared by R. L. Bellamy, C.E., revised February 1965, and recorded in Plat Book 43 at page 8, in the Office of the Clerk of Court for Horry County, South Carolina.

For a more accurate and up-to-date survey of the premises herein described showing the location of the improvements thereto, reference is craved to that certain plat made for Richard E. alderman and Sandra Posner by L.J. "Alex" Hester, R.L.S., dated April 11, 1986, and recorded in Deed Book 1040, at page 559, reference to which craved as forming a part or parcel hereof.

This being the identical property conveyed to Sonia F. Heydt, Trustee of the Duane D. Heydt, Jr. and Sonia F. Heydt Trust dated the 12th of June, 2023 by Deed of India Williams recorded September 1, 2023, in Deed Book 4719 at Page 800 in the Office of the Register of Deeds for Horry County, South Carolina.

Grantee(s) Address: 407 Arcadian Drive, Myrtle Beach, SC 29572

THIS CONVEYANCE IS MADE SUBJECT TO all covenants, restrictions, easements, rights-of-way, reservations and encroachments of record which may affect the above described property, and all governmental statutes, ordinances, rules and regulations.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **Sonia Heydt, Trustee of the Sonia Heydt Living Trust, dated December 10, 2024**, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this ^{10th} ~~12th~~ day
of December, 2024

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Gerrine Hurst

1st Witness

Matthew Hurst

Notary Signs as 2nd Witness

Sonia F. Heydt

Sonia F. Heydt, Trustee of the Duane D. Heydt
and Sonia F. Heydt Trust
dated the 12th of June, 2023

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

ACKNOWLEDGMENT

(S.C. CODE ANN. §30-5-30(B)(C))

I, Matthew Hurst, the undersigned, a Notary Public does hereby certify that the above
Grantor(s), personally appeared before me this day and acknowledged the due execution of
the foregoing instrument.

Witness my hand and official seal this 10th day of December, 2024.

(SEAL)



Matthew Hurst
Notary Public in and for South Carolina
My Commission Expires: 5/21/2029

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

AFFIDAVIT

S.C. Code Ann. §12-24-20 et. seq.

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 407 Arcadian Drive, Myrtle Beach, SC 29572 bearing TMS: 166-03-42-002/ PIN: 393-02-01-0171 and was transferred by Sonia F. Heydt, Trustee of the Duane D. Heydt, Jr. and Sonia F. Heydt Trust dated the 12th of June, 2023 to Sonia Heydt, Trustee of the Sonia Heydt Living Trust, dated December 10, 2024 on December 10, 2024.
3. Check one of the following: The deed is
 - (a) ☐ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ Exempt from the deed recording fee because (See Information section of affidavit): Exemption 1 if exempt, please skip items 4 - 7, and go to item 8 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 0.00.
 - (b) ☐ The fee is computed on the fair market value of the realty, which is _____ Dollars (\$_____).
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes, which is _____ Dollars (\$_____).
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lienholder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$_____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in Item 4 above here: \$ 0.00
 - (b) Place the amount listed in Item 5 above here: _____
 - (If no amount is listed, place zero here.) - 0.00
 - (c) Subtract Line 6(b) from Line 6(a): \$0.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: SELLER.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 10th

day of December, 2024.

Matthew Hurst

Matthew Hurst

Notary Public for South Carolina

My commission expires: 5/21/2029

Sonia F. Heydt
Sonia F. Heydt, Trustee of the Duane D. Heydt, Jr. and
Sonia F. Heydt Trust dated the 12th of June, 2023



INFORMATION

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

Exempted from the fee are deeds:

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

EXHIBIT 18

39301030001

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

Deed Prepared by:
The Bellamy Law Firm
1000 29th Avenue North
Myrtle Beach, SC 29577
Attorney: Jon Craig Howell, Jr.
File Number: 39967.000000.49
Attn: Phillip Stiloe

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

DEED TO REAL ESTATE

THIS DEED is made the day hereinbelow stated, by and between **Edmond Asllanaj, Merita Asllanaj, and Donald Asllanaj**, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, of the one part, and **Giovanni Carapelli**, whose address is **1011 Bearhollow Road, Greensboro, NC 27410**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, of the other part; and in this agreement, the singular shall include the plural, and the plural shall include the singular, and one gender shall include all genders.

KNOW ALL MEN BY THESE PRESENTS, that **GRANTOR**, for and in consideration of **FOUR HUNDRED NINETY NINE THOUSAND AND 00/100 (\$499,000.00) Dollars**, paid to **GRANTOR**, by **GRANTEE**, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **GRANTEE**, in fee simple, the following described property, located in Horry County, South Carolina, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED AND INCORPORATED HEREIN

TMS/PIN: TMS: 166-03-41-009; PIN: 39301030001

TAX NOTICE ADDRESS: 407 Queens Rd.
Myrtle Beach, SC 29572

The within conveyance is also subject to all restrictions and easements of record and/or easements upon the ground.

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

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said **GRANTEE**, in fee simple.

AND the said **GRANTOR** does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said **GRANTEE**, as hereinabove provided, against themselves, its heirs, successors and assigns and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the **GRANTOR** has caused these presents to be signed and sealed this 30 day of March, 2021.

Vicki M Carroll
(1st Witness Sign)

Jon Howell
(Notary sign as 2nd Witness)

Edmond Asllanaj 03-30-21

Merita Asllanaj

Donald Asllanaj

03/30/2021

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF HORRY)

I, the undersigned notary, do hereby certify that the above subscribed
GRANTOR(S) personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and seal this 30 day of March, 2021.



Notary Public for South Carolina
Printed name of Notary: Jon Craig Howell, Jr.
My Commission Expires: 5/21/2024
(Seal)

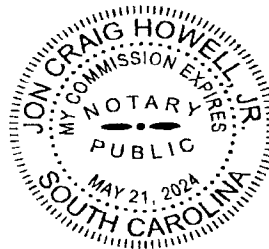


EXHIBIT "A"

ALL AND SINGULAR, that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, being shown and designated as Lot 56 of ARCADIAN SHORES on that certain Map prepared by Robert L. Bellamy, C.E., dated November 1964, revised February 1965, and recorded in the Office of the Horry County Register of Deeds in Plat Book 43 at Page 8, reference to which is craved as forming part of these presents.

This being the identical property transferred to the Grantor by Edmond Asllanaj and Merita Asllanaj by deed dated October 16, 2020 and recorded October 20, 2020 in Deed Book 4354 at Page 328, records of Horry, South Carolina.

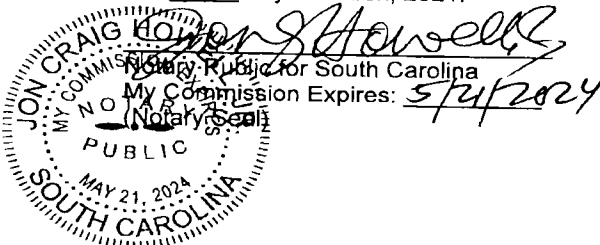
STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

AFFIDAVIT

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 407 Queens Road, Myrtle Beach, SC 29572 bearing Horry County TMS/PIN: TMS: 166-03-41-009; PIN: 39301030001, was transferred on March 30, 2021 by Edmond Asllanaj, Merita Asllanaj, and Donald Asllanaj to Giovanni Carapelli.
3. Check one of the following: The deed is
 - a. X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. _____ exempt from the deed recording fee because (See Information section of affidavit);
(If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.)
If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - a. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$499,000.00.
 - b. _____ The fee is computed on the fair market value of the realty which is _____.
 - c. _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may be subsequently waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$499,000.00
 - b. Place the amount listed in item 5 above here: \$0.00 (If no amount is listed, place zero here.)
 - c. Subtract line 6(b) from Line 6(a) and place result here: \$499,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,846.30
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor/Seller
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN TO AND SUBSCRIBED BEFORE ME
this 30 day of March, 2021.



Edmond Asllanaj 03-30-21
Edmond Asllanaj

Merita Asllanaj 03.30.21
Merita Asllanaj

Donald Asllanaj 03/30/2021
Donald Asllanaj

50172
State of South Carolina
COUNTY OF HORRY

I Certify 6328 Horry County Documentary
Tax has been paid on this instrument.

CENTRAL OFFICE PRODUCTS
Columbia, S. C.
Rev. 1977

Billie G. Richardson

BILLIE G. RICHARDSON
Clerk of Court

1987 JUL -2 PM 3:15
BELLIE G. RICHARDSON
CLERK OF COURT
HORRY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That
(hereinafter called "Grantor"), for and in consideration of the sum of

WILLIAM D. McLEOD

Fifty-Seven Thousand Five Hundred and 00/100'S *** (\$ 57500) Dollars

to the Grantor in hand paid at and before the sealing of these presents, by
TUMPIE B. BULL, JR. and JOYE S. BULL
of

(hereinafter called "Grantee") in the State aforesaid, (the receipt of which is hereby acknowledged)
has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release,
unto the Grantee, his heirs, successors and assigns:

ALL AND SINGULAR, all that certain piece, parcel or lot of land, situate,
lying and being in Dogwood Neck Township, Horry County, South Carolina, and
more particularly shown and designated as Lot Sixty-three (63), Arcadian
Shores as shown on a map of Arcadian Shores prepared by Robert L. Bellamy,
C. E., in November of 1964, revised February, 1965, and recorded on March
1, 1965 in Plat Book 43, page 8, Office of the Clerk of Court for Horry
County, South Carolina.

This property is subject to that certain Declaration of Restrictions dated
March 11, 1965 and recorded in Deed Book 325, page 212, Office of the Clerk
of Court for Horry County, South Carolina, as modified and amended.

HORRY COUNTY ASSESSOR

166-03-41-013

Map Blk Parcel 7-6-872

BILLIE G.



This being the property conveyed to the Grantor herein by deed of Dorothy
T. McLeod recorded January 23, 1984 in Deed Book 846, page 162, Office of
the Clerk of Court for Horry County, South Carolina.



This conveyance is made subject to easements and restrictions of record and otherwise affect-
ing the property.

TOGETHER with all and singular the Right Members, Hereditaments and Appurtenances to
the Premises belonging, or in anywise incident or pertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee,
his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind himself and his heirs, to warrant and forever defend all and
singular the premises unto the Grantee, His Heirs, Successors, and Assigns against himself and his
heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

BOOK 1145 PAGE 108

108

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Date: July 1st, 1987
Signed, Sealed and Delivered

in Presence of:

[Signature]
[Signature]

William D. McLeod (Seal)
WILLIAM D. McLEOD (Seal)

State of South Carolina }
COUNTY OF HORRY } PROBATE

PERSONALLY appeared before me the undersigned witness, who, being duly sworn, says that (s) he saw the within-named Grantor sign, seal and deliver the within Deed; and that (s) he with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me (date) July 1st, 1987

[Signature] (Seal)

[Signature] (Witness)

Notary Public for South Carolina

My Commission expires: 7-10-89

State of South Carolina }
COUNTY OF } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the undersigned wife of the within named Grantor did this day appear before me and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Grantee his heirs, successors and assigns, all her interest and estate and also her right and claim of dower in or to all and singular the premises described herein.

Notary Public for South Carolina (Seal)

My Commission expires:

State of South Carolina
COUNTY OF

Grantor

TO
Tumpio O Bull and Joye S Bull
c/o SCD mortgage
PO Box 37 Myrtle Beach SC
(include mailing address) 29578 Grantee

DEED

(Individual)

Filed this 2nd day of July, 1987, at 3:13 o'clock, P.M. and recorded in Deed Book 1145 at page 109
R.M.C./Clerk of Court

BOOK 1145 PAGE 109

County, S. C.

Day 1

19

Page

County

Auditor

109

EXHIBIT 20

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

NO TITLE SEARCH
REQUESTED OR
PERFORMED
DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Maxine Williams (hereinafter called "Grantor"), in the State aforesaid for and in consideration of the sum of Five and 00/100 (\$5.00) Dollars, in hand paid to Grantor (the receipt of which Grantor acknowledges) by Maxine Williams, Trustee of the Maxine Williams Living Trust dated October 31, 2017 (hereinafter called "Grantee") of 411 Lafayette Road, Myrtle Beach, SC 29572, Grantor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns, forever (reserving, however, a life estate unto Maxine Williams), all the Grantor's right, title and interest, in and to the below described property, to-wit:

SEE ATTACHED EXHIBIT "A"

This transfer is subject to any outstanding mortgage and/or other incumbrance of record.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, its successors and assigns forever.

AND the Grantor does hereby bind herself and her heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, and its successors and assigns, against herself and her heirs and assigns.

IN WITNESS WHEREOF, the Grantor does hereunto set her hand and seal this 31st day of October, 2017.

Maxine Williams (L.S.)
Maxine Williams

SIGNED, SEALED AND DELIVERED
In the Presence of

Cyffert H. Dail
Erin Ensworth

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PERSONALLY appeared before me, ERIN ENSWORTH, the undersigned witness, and made oath that (s)he was present and saw Maxine Williams, the within Grantor(s) sign, seal and as his/her/their act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Erin Ensworth

SWORN to before me this
31st day of October, 2017.

Cyffert H. Dail (L.S.)
Notary Public for South Carolina

My Commission Expires: 5.08.2027

CURTIS A. TALL
Notary Public Printed Name or Seal

EXHIBIT 21

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

FILED
HORRY COUNTY, S.C.

92 SEP -9 PM 4:06 DEED TO REAL ESTATE

R.M.C.

HORRY COUNTY ASSESSOR
166-03-38-204
Map 9-10-92 Bk Parcel

Know all Men by these Presents

That I, KIM RITCHIE in the State aforesaid for and in consideration of the love and affection that I have for my beloved Wife, VAN RAYE RITCHIE in the State aforesaid, (Receipt whereof is hereby acknowledged) have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said VAN RAYE RITCHIE, her heirs and assigns in fee simple absolute forever, all of my one-half (1/2) interest in the following described property:

ALL AND SINGULAR, all that certain pieces, parcels or lot of land situate, lying and being in Arcadian Shores, County of Horry State of South Carolina, and being more particularly described as Lot 69 of Arcadian Shores on a map by P.H. Dukes, R.L.S., dated October 5, 1979 and recorded October 18, 1979, in Deed Book 657, at Page 123, records of the Clerk of Court for Horry County.

This being the same property conveyed one-half (1/2) to the grantor herein by deed dated June 2, 1986 and recorded in Deed Book 1050, at page 176, records of the Clerk of Court for Horry County, South Carolina; and one-half (1/2) to the Grantor herein by Deed dated October 5, 1979 and recorded October 18, 1979 in Deed Book 657, at Page 121, records of the Clerk of Court for Horry County

TOGETHER with all singular, the Rights, Members, Hereditament and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said VAN RAYE RITCHIE, her Heirs and Assigns forever, in Fee Simple Absolute.

And I do hereby bind me and my Heirs and Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said VAN RAYE RITCHIE, her Heirs and Assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

100X 1576 PAGE 326

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

EXHIBIT 22

M. Dozier, dated August 24, 2005 and recorded September 12, 2005, in Deed Book 2975 at page 1077, conveying the remaining one-half interest. Also see Deed Book 4144 at page 1260 as specified above.

This conveyance is made subject to all restrictions, easements, rights-of-way, matters of survey and conditions of record.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantees and the Grantees' successors and assigns forever, subject however, to the aforesated reservation of life estates in the Grantors.

And, the Grantors do hereby bind the Grantors and the Grantors' heirs and assigns to warrant and forever defend all and singular said premises unto the Grantees and the Grantees' successors and assigns and against the Grantors and the Grantors' heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part hereof.

WITNESS the Grantors' hands and seals this 22 day of December, 2018.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Mark A. Hermer
(1st witness sign)

Mark A. Hermer
Printed Name

Scott Coulter
(Notary sign as 2nd witness)

Scott Coulter
Printed Name

Ann M. Dozier
Ann M. Dozier

Guy E. Martin
Guy E. Martin

STATE OF NEW YORK)

COUNTY OF Monroe)

ACKNOWLEDGMENT

I, the undersigned Notary Public for New York, do hereby certify that Ann M. Dozier and Guy E. Martin, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22nd day of December, 2018.

Scott Coulter (Seal)

Notary Public for New York

My Commission Expires: 3/12/2022

SCOTT COULTER
Notary Public, State of New York
No. 01CO6372218
Qualified in Monroe County
Commission Expires March 12, 2022

We, as the Grantees herein, agree to the facts set forth in the preambles hereto and that the conveyance as herein set forth is correct and proper according to the original understanding between the parties.

WITNESSES:

[Signature]
(1st Witness Signature)

ANGELA DANIELS
(Printed Name of 1st Witness)

[Signature]
(2nd Notary Witness Signature)

Christopher Grider
(Printed Name of 2nd Witness)

[Signature]
Timothy G. Martin

STATE OF District of Columbia
COUNTY OF _____

ACKNOWLEDGMENT

I, the undersigned Notary Public for District of Columbia, do hereby certify that Timothy G. Martin, Grantee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 24th day of January 24 2019

[Signature] (Seal)
Notary Public for District of Columbia
My Commission Expires: 7-14-2021

VERONIKA ARRINGTON
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires July 14, 2021

WITNESSES:

[Signature]
(1st Witness Signature)

Sofia Levina
(Printed Name of 1st Witness)

[Signature]
(2nd Notary Witness Signature)

Patrick Plesco
(Printed Name of 2nd Witness)

[Signature]
Rebecca A. Harrington

STATE OF MA
COUNTY OF Bristol

ACKNOWLEDGMENT

I, the undersigned Notary Public for Chorus Bank, do hereby certify that Rebecca A. Harrington, Grantee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27th day of December 2018

[Signature] (Seal)
Notary Public for MA
My Commission Expires: 2/1/24



CLAUDIA C. LANE
Notary Public
Commonwealth of Massachusetts
My Commission Expires Feb. 1, 2024

WITNESSES

[Signature]
(1st Witness Signature)

Courtney Raby
(Printed Name of 1st Witness)

[Signature]
(2nd Notary Witness Signature)

Alexander Varela
(Printed Name of 2nd Witness)

[Signature]
Brian J. Martin

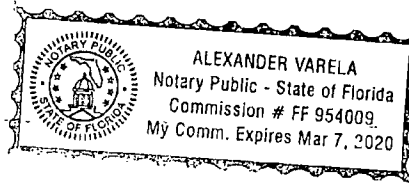
STATE OF Florida)
COUNTY OF Broward)

ACKNOWLEDGMENT

I, the undersigned Notary Public for Chase Bank, do hereby certify that Brian J. Martin, Grantee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7 day of January, 2019 N
2018.

[Signature] (Seal)
Notary Public for Florida
My Commission Expires: 3/07/2020



STATE OF SOUTH CAROLINA
COUNTY OF HORRY

)
)

AFFIDAVIT

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

1. Property located at Lot 3, Arcadian Shores, bearing Horry County TMS # 166-03-37-009 was transferred from Ann M. Dozier and Guy E. Martin, Grantors, to Timothy G. Martin, Rebecca A. Harrington and Brian J. Martin, as Trustees of the Guy E. Martin and Ann M. Dozier Irrevocable Trust dated January 25, 2017, Grantees' on December 22, 2018.

2. The transaction was (check one):

☐ Not exempt from the recording fee as set forth in South Carolina Code Annotated §12-24-10, et seq. and the sales price paid or to be paid in money or money's worth is \$.

☒ Exempt from the recording fee as set forth in South Carolina Code Annotated §12-24-10, et seq., because the consideration was less than \$100.00.

3. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

4. I further understand that a person required to furnish this affidavit who willfully furnished a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Ann M. Dozier
Ann M. Dozier

Guy E. Martin
Guy E. Martin

SWORN to before me
this 22nd day of December, 2018.

Scott Coulter (L.S.)
Notary Public for NEW YORK
My Commission Expires: 3/12/2022

SCOTT COULTER
Notary Public, State of New York
No. 01CO6372218
Qualified in Monroe County
Commission Expires March 12, 2022

* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

EXHIBIT 23

39302010144

Prepared By:
Long & Millsaps, P.A.
4375 Oleander Drive
Myrtle Beach, SC 29577

Parcel ID# 155-15-01-013
PIN# 39302010144

NO TITLE SEARCH CONDUCTED BY PREPARING ATTORNEY

STATE OF SOUTH CAROLINA]
]]
COUNTY OF HORRY]

WARRANTY DEED

Know all Men by these Presents, that **KEVIN WAYNE SHAW and PAMELA NEAL SHAW** in the State aforesaid, for and in consideration of the sum of **Seven Hundred Ninety Three Thousand and 00/100 DOLLARS (\$793,000.00)** to us paid by **Spears** in the State aforesaid, 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 **Steven Alan Speares and Sylvia McCall Speares, Trustees of the Speares Revocable Trust U/A/D/ September 24, 2019**, its successors and assigns, forever, the following described property:

All and singular, all that certain piece, parcel or lot of land, situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, and more particularly shown and designated as Lot Five (5), Arcadian Shores, as shown on a map of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November of 1964, revised February 1965 and recorded March 1, 1965, in Plat Book 43 at Page 8, Office of the Register of Deeds for Horry County, South Carolina, said map being fully incorporated part and parcel herein.

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

This being the identical property conveyed to Kevin Wayne Shaw and Pamela Neal Shaw by Deed of Annette B. Van Wie and Geoffrey William Van Wie, recorded July 23, 2020 in the Office of the ROD for Horry County, South Carolina in Deed Book 4328 at Page 2196.

Parcel ID# 155-15-01-013

PIN# 39302010144

Grantee(s)' Address: **10409 Lake Shore Dr
Myrtle Beach, SC 29572**

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 premises before mentioned unto the said **Steven Alan Speares and Sylvia McCall Speares, Trustees of the Speares Revocable Trust U/A/D/ September 24, 2019**, his or her heirs and assigns, forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land which are set forth or referenced here or which may otherwise appear of record.

And Grantors do hereby bind themselves and their Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said **Steven Alan Speares and Sylvia McCall Speares, Trustees of the Speares Revocable Trust U/A/D/ September 24, 2019**, his or her heirs and assigns, forever, against us and our heirs and against every person lawfully claiming, or to claim, the same or any part thereof.

Witness our Hand and Seal this 27th day of June in the year of our Lord Two
Thousand Twenty-Four and in the Two Hundred Forty-Eighth year of the Sovereignty
and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of:

Susan B Wright
Witness to SIGN here

Susan B Wright
Print name of above Witness here

J. Scott Long
Notary to SIGN here

J. Scott Long
Print name of above Notary here

Kevin Wayne Shaw
KEVIN WAYNE SHAW

Pamela Neal Shaw
PAMELA NEAL SHAW

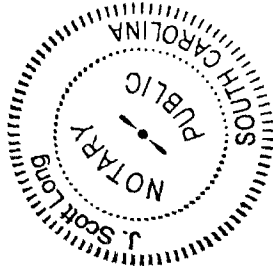
STATE OF SOUTH CAROLINA

COUNTY OF HORRY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the State of South Carolina, do hereby
certify that KEVIN WAYNE SHAW and PAMELA NEAL SHAW personally appeared
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 27th day of June, 2024.



J. Scott Long
Notary Public for South Carolina to SIGN here
Print Name of Notary: J. Scott Long
My Commission Expires: 2/15/33

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.
2. The property located at **10409 Lake Shore Dr, Myrtle Beach, SC 29572** bearing Horry County Tax Map Number **155-15-01-013** and PIN# **39302010144**, was transferred by **KEVIN WAYNE SHAW and PAMELA NEAL SHAW** to **Steven Alan Speares and Sylvia McCall Speares, Trustees of the Speares Revocable Trust U/A/D/ September 24, 2019 on 06/28/24.**

3. Check one of the following: The deed is

- (a) XXX subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) _____ exempt from the deed recording fee because : _____
(If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) XXX Fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$793,000.00.**
- (b) _____ Fee is computed on the fair market value of the realty which is _____.
- (c) _____ Fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No XX to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$793,000.00.
- (b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$793,000.00.

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,934.10

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **SELLER**

9. I understand that a person required to furnish this affidavit who willfully furnished a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

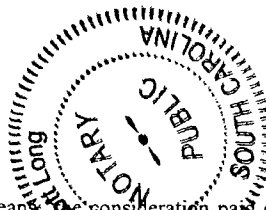
Kevin Wayne Shaw
KEVIN WAYNE SHAW

Pamela Neal Shaw
PAMELA NEAL SHAW

SWORN to before me this 27th day of June, 2024.

Notary Public for South Carolina

Name of Notary: S. Scott Long
My Commission Expires: 2/15/33



INFORMATION

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

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: McGill Law Firm, LLC

ADDRESS:

11000 Ocean Hwy

Pawleys Island, SC 29585-6515

TELEPHONE: (843) 314-8201

FAX: (843) 314-8201

E-MAIL ADDRESS: stacy@mcgillllc.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 793000.00

BRIEF PROPERTY DESCRIPTION: Lot 5 Arcadian Shores

TAX MAP NUMBER (TMS #) 39302010144 / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>SHAW</u>	<u>KEVIN</u>	<u>WAYNE</u>
2.	<u>SHAW</u>	<u>PAMELA</u>	<u>NEAL</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. STEVEN ALAN SPEARES AND SYLVIA MCCALL SPEARS, TRUSTEES OF THE SPEARES REVOCABLE
TRUST UAD SEPTEMBER 24, 2019

EXHIBIT 24

Deed Prepared by:

The Bellamy Law Firm
1000 29th Avenue North
Myrtle Beach, SC 29577
Attorney: Jon Craig Howell, Jr.
File Number: 37731.000000.48
Attn: Tami Cundiff

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

DEED TO REAL ESTATE

THIS DEED is made the day hereinbelow stated, by and between **George Lohr, Jr. and Margaret Lohr**, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, of the one part, and **Steven P. Lombardi and Lisa A. Lombardi**, whose address is **400 Colonial Circle, Myrtle Beach, SC 29572**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, of the other part; and in this agreement, the singular shall include the plural, and the plural shall include the singular, and one gender shall include all genders.

KNOW ALL MEN BY THESE PRESENTS, that **GRANTOR**, for and in consideration of **NINE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$975,000.00) Dollars**, paid to **GRANTOR**, by **GRANTEE**, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **GRANTEE**, as joint tenants with the rights of survivorship and not as tenants in common, in fee simple, the following described property, located in Horry County, South Carolina, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED AND INCORPORATED HEREIN

TMS/PIN: 155-15-01-020/39302010137

TAX NOTICE ADDRESS: 400 Colonial Circle
Myrtle Beach, SC 29572

The within conveyance is also subject to all restrictions and easements of record and/or easements upon the ground.

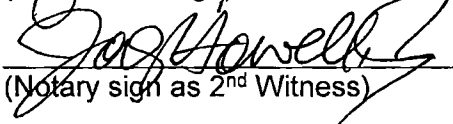
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in anywise incident or appertaining.

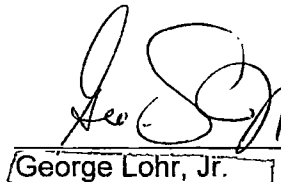
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said **GRANTEE**, as joint tenants with the rights of survivorship and not as tenants in common, their heirs and assigns forever, in fee simple.

AND the said **GRANTOR** does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said **GRANTEE**, as hereinabove provided, against themselves, its heirs, successors and assigns and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the **GRANTOR** has caused these presents to be signed and sealed this 7 day of April, 2021.


(1st Witness Sign)


(Notary sign as 2nd Witness)


George Lohr, Jr.

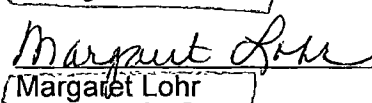

Margaret Lohr

EXHIBIT "A"

In Horry County, South Carolina, Dogwood Neck Township, School District No. 8, all and singular that certain piece, parcel or lot of land shown and represented on map of ARCADIAN SHORES prepared by Robert L. Bellamy, C.E. in November of 1964, and revised February 1965, which said map was recorded March 1, 1965, in Plat Book 43 at Page 8, Clerk's office, Horry County, South Carolina as being lot or lot numbers: TWELVE (12).

This property is deeded subject to that certain Declaration of Restrictions dated March 11, 1965 and recorded in Deed Book 325 at Page 212, Clerk's Office, Horry County, South Carolina, as modified or amended.

This being the identical property conveyed to George Lohr, Jr. and Margaret Lohr by deed of Gerbrand Poster, III, Trustee of that certain Trust created under the Last Will and Testament of Gerbrand Poster dated March 7, 2007 and recorded on April 2, 2007 in Deed Book 3233 at page 1712 in the records of Horry County, South Carolina. Thereafter the identical property was conveyed to Gerbrand Poster, III, Jan Poster Denny and Anton Frederik Baarslag Roelof Poster by Deed of Distribution in the Matter of the Estate of Nellie Baarslag Poster (Case Number 2021-ES-26-00971) by Gerbrand Poster, III, Personal Representative dated March 31, 2021 and recorded on April 5, 2021 in Deed Book 4405 at Page 2685 in the records of Horry County, South Carolina. Thereafter Gerbrand Poster, III, Jan Poster Denny and Anton Frederik Baarslag Roelof Poster conveyed their interest to George Lohr, Jr. and Margaret Lohr by deed recorded on April 6, 2021 in Deed Book 4405 at Page 3331 in the records of Horry County, South Carolina.

TMS Number correct 1660341008

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Jean D. Beck**, hereinafter called "Grantor", in consideration of Three Hundred Thousand and No/100 (\$300,000.00) Dollars to the Grantor in hand paid at and before the sealing of these presents by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the following named Grantee, to-wit: **Michael J. Free and Pama C. Free**, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns forever, the following described property:

*** See Exhibit "A" attached hereto for complete Legal Description
(Briefly: Lot 53, Arcadian Shores)

Tax Map Number: 166-03-41-008

Grantee's Address: 6977 Cunningham Dr.
New Albany, OH 43054

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

To have and to hold all and singular the premises before mentioned unto the Grantee, as joint tenants with rights of survivorship, and not as tenants in common, their heirs, successors and assigns forever, in fee simple.

And, the Grantor does hereby bind the Grantor, and the Grantor's heirs, successors and assigns, to warrant and forever defend all and singular said premises unto the Grantee, as joint tenants with rights of survivorship, and not as tenants in common, their heirs, successors 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.

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

This conveyance is made expressly subject to all rights-of-way, easements, restrictions, zoning ordinances and limitations of record, including those shown on any recorded plats or maps.

WITNESS the execution hereof this 5th day of May, 2011.

Kim L. Gorman
Witness #1

Jean D. Beck
Jean D. Beck

Stephanie L. Shank
Witness #2 (Notary)

STATE OF PENNSYLVANIA)
COUNTY OF LANCASTER)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Grantor, sign, seal, and as the Grantor's act and deed deliver the within Deed to Real Estate and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Kim L. Gorman
Witness #1

SWORN TO before me this
5th day of May, 2011.

Stephanie L. Shank
Notary Public for the State of PA
My Commission Expires: _____

(Seal)

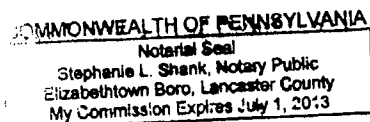


Exhibit "A"

In Horry County, South Carolina, Dogwood Neck Township, School District No. 8, all and singular that certain piece, parcel or lot of land shown and represented on map of **ARCADIAN SHORES** prepared by Robert L. Bellamy, C. E., in November of 1964, and revised February 1965, said map was recorded March 1, 1965 in Plat Book 43 at Page 8, in the Office of the Register of Deeds for Horry County, South Carolina for **Lot Number Fifty-three (53)**.

SUBJECT to that certain Declaration of Restrictions dated March 11, 1965 and recorded in Deed Book 325 at Page 212, records of Horry County, South Carolina, as modified or amended.

THIS BEING the identical property conveyed unto Jean D. Beck by Deed of Virginia Schultz, Trustee for Emily Schultz Revocable Trust Agreement Dated January 30, 2008, said Deed dated March 17, 2011 and recorded March 18, 2011 in Deed Book 3510 at Page 1795, records of Horry County, South Carolina.

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

AFFIDAVIT

- PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:
- (1) I have read the information on this Affidavit and I understand such information.
- (2) The property being transferred is located at Lot 53, Arcadian Shores, bearing Horry County Tax Map # 166-03-41-008, was transferred by Jean D. Beck to Michael J. Free and Pama C. Free by Deed dated May 5th, 2011.
- (3) Check one of the following: The deed is:

- XX (1) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- _____ (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- _____ (c) exempt from the deed recording fee because *(See information section of Affidavit):*

(If exempt, please skip items 4 - 7, and go to item 8 of this Affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes _____ or No _____

- (4) Check one of the following if either item 3(a) or Item 3(b) above has been checked. *(See information section of Affidavit.):*

- _____ (1) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$300,000.00.
- _____ (b) The fee is computed on the fair market value of the realty which is \$ _____.
- _____ (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.

- (5) Check Yes _____ Or No XX to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance on this lien or encumbrance is: \$ _____.

- (6) The deed recording fee is computed as follows:

- (1) Place the amount listed in item 4 above here: \$ 300,000.00
- (2) Place the amount listed in item 5 above here: \$ _____
(If no amount is listed, place zero here.)
- (3) Subtract Line 6(b) from Line 6(a) and place result here: \$ 300,000.00

- (7) The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$1,110.00

- (8) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller

- (9) I understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Jean D. Beck
Jean D. Beck

SWORN to before me this
5th day of May, 2011.

Stephanie L. Shank

Notary Public for the State of PA

My Commission Expires: _____

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Stephanie L. Shank, Notary Public
Elizabethtown Boro, Lancaster County
My Commission Expires July 1, 2013

EXHIBIT 26

ELECTRONICALLY FILED - 2025 Jul 03 5:28 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366
ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

Witness the execution hereof by Grantor this 19th day of July, 2018 in the year of our Lord Two Thousand Eighteen and in the Two Hundred Forty Second Year of the Independence of the United States of America.

Signed, sealed and delivered
in the Presence of:

[Signature]
Witness
Stephanie moss

[Signature]
MATTHEW W. VAN WIE

[Signature]
Notary
Myra Lopez

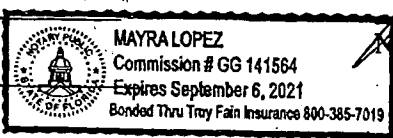
STATE OF Florida)
COUNTY OF Miami-Dade)

ACKNOWLEDGEMENT

I, MAYRA LOPEZ, a Notary Public do hereby certify that Matteh W. Van Wie the within named Grantor, personally appeared before me this day with valid identification and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 19th day of July, 2018.

MAYRA LOPEZ
Notary Public Signature
My Commission Expires:



[Signature]
Notary Public Printed Name or Seal

EXHIBIT "A"

All and singular, that certain piece, parcel or lot of land situate, lying and being in Horry County, South Carolina, being shown and designated as Lot 57, Arcadian Shores on a map of Arcadian Shores prepared by Robert L. Bellamy, C.E. dated November 1964, revised February 1965, and recorded March 1, 1965 in Plat Book 43 at Page 8, records of Horry County, reference to which is craved as forming a part of this description.

This being the identical property conveyed to Matthew W. Van Wie by deed of Quadex Development, LLC dated March 31, 2015 and recorded April 1, 2015 in Deed Book 3810 at Page 303, Horry County Records.

TMS # 166-03-41-016

PIN # 39301030003

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AFFIDAVIT

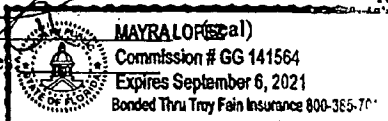
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in Arcadian Shores, 408 Lafayette Road, Myrtle Beach, Horry County, South Carolina, bearing Horry County TMS# 166-03-41-016 was transferred by Matthew W. Van Wie to Julie A. Brooks on the 19th day of July, 2018.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit):
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$362,500.00
 - (b) _____ The fee is computed on the fair market value of the realty which is _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:

(f) Place the amount listed in item 4 above here:	\$362,500.00
(g) Place the amount listed in item 5 above here:	\$
(If no amount is listed, place zero here.)	\$
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$362,500.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1341.25
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor's attorney
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 19th
day of July, 2018

My Commission Expires



Responsible Person Connected with the Transaction

Matthew W. Van Wie

39302010125

RETURN TO:
500.00005028

LAW OFFICES OF RICHARD M. LOVELACE, JR., PA
1310 Second Avenue, Conway, SC 29526

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Robert E. Palmer and Linda N. Palmer**, hereinafter referred to as Grantors, in the State aforesaid for and in consideration of the sum of Four Hundred Forty Thousand and no/100 (\$440,000.00), to Grantor paid by **Charles B. Hall, Virginia G. Hall and Janice Lee Waine**, hereinafter referred to as Grantees, (Receipt whereof is hereby acknowledged), has granted, bargained, sold and released; and by these presents, does grant, bargain, sell and release unto the said Grantees, as joint tenants with rights of survivorship and not as tenants in common, for and during the term of their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns, forever, in fee simple, the real property described below:

All and Singular, all that certain piece, parcel or lot of land situate, lying and being in Dogwood Neck Township County and State aforesaid and being more particularly shown and designated as Lot Twenty Two (22) of Arcadian Shores as shown on a map made by R.L. Bellamy, C.E., in November, 1964, revised February, 1965, and recorded in Plat Book 43 at page 8, Office of the Clerk of Court of Horry County.

This conveyance is subject, however, to the restrictions imposed thereon by the developer appearing of record in Deed Book 325 at page 212, records of Horry County, South Carolina.

This being the same property conveyed to Grantors herein by deed of Norman Bryce Shillington recorded May 15, 2002, in Deed Book 2480 at page 1296, in the Office of the Register of Deeds for Horry County, South Carolina.

GRANTEE(S)' ADDRESS: 313 Queens Road
Myrtle Beach, SC 29572

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them, their heirs and assigns, forever, in fee simple.

AND Grantors do hereby bind themselves and their Heirs and Assigns to warrant and forever defend all and singular the said premises unto the said Grantees, as joint tenants with rights of survivorship, against themselves and their Heirs, and all persons whomsoever lawfully claiming against Grantors.

WITNESS the execution hereof by Grantors this 8th day of September, 2015.

Signed, Sealed and Delivered
in the Presence of:

[Signature]
Witness
[Signature]
Notary

[Signature]
Robert E. Palmer
[Signature]
Linda N. Palmer

STATE OF SC
COUNTY OF Horry

PROBATE

I, the undersigned, a notary public for South Carolina, do hereby certify that **Robert E. Palmer and Linda N. Palmer** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 8th day of September, 2015.

[Signature]
Notary Public for SC
my commission expires: 7-10-25

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

AFFIDAVIT

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

1. I have read the information on this Affidavit and understand such information.
2. The property being transferred is located at 313 Queens Road, Myrtle Beach, SC, bearing Horry County Tax Map Number 166-03-44-004, was transferred by Robert E. Palmer and Linda N. Palmer to Charles B. Hall and Virginia G. Hall on September 8, 2015. *At Janice Lee Waine*
3. The Deed is (Check One):
 - a. XX subject to the Deed recording fee as a transfer for consideration pair of to be paid in money or in money's worth \$ 440,000.00
 - b. _____ subject to the Deed recording fee as a transfer between a corporation, a partnership, or other entity and stockholder, partner or owner of the entity, or in a transfer to a trust or as a distribution to a trust beneficiary.
 - c. _____ exempt from the deed recording fee because (see information section of Affidavit): _____ less than \$100.00 (if exempt, please skip items 4-7, and go to item 8 of this Affidavit)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
 - a. XX the fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 440,000.00
 - b. _____ the fee is computed on the fair market value of the realty which is \$ _____
 - c. _____ the fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____
5. Check Yes or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The Deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ 440,000.00
 - b. Place the amount listed in item 5 above here: _____
 - c. Subtract Line 6(b) from Line 6(a) and place result here: \$ 440,000.00
7. The Deed recording fee dues is based on the amount listed on Line 6(c) above and the deed recording fee due is \$ 1628.00
8. As required by Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller
9. I further understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent Affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand and no/100 Dollars (\$1,000.00) or imprisoned not more than one year, or both.

Robert E. Palmer
Robert E. Palmer

Sworn to before me this 8th day of September, 2015.

Janice Lee Waine
Notary Public

My Commission Expires: 7-10-25

* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or place on the realty as a realty of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

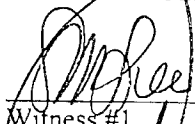
Together with all and singular the rights, members, hereditaments and appurtenances to
the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the
said Jennifer Rae Morris, his/her Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and
Administrators, to warrant and forever defend all and singular the said premises unto the said
Grantees hereinabove named and the Grantee's Heirs and Assigns against the Grantor and the
Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or
any part thereof.

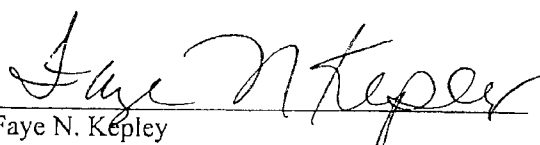
WITNESS our hands and seals this 11th day of July, in the year of our Lord Two
Thousand Twenty-Two (2022).

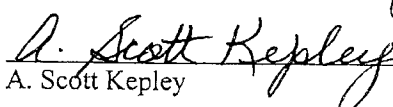
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness #1


Witness #2

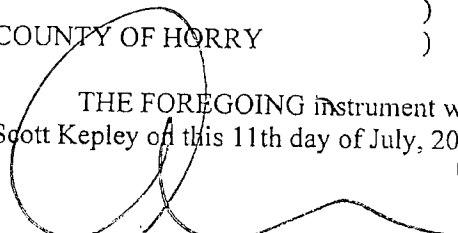


Faye N. Kepley


A. Scott Kepley

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) ACKNOWLEDGMENT


THE FOREGOING instrument was acknowledged before me by Faye N. Kepley and A.
Scott Kepley on this 11th day of July, 2022.

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 4/21/31

MP-22-7961KM



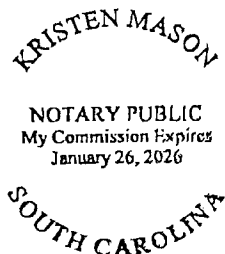
STATE OF SOUTH CAROLINA)
) AFFIDAVIT Date of Transfer of Title
COUNTY OF HORRY) 07/11/2022

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Faye N. Kepley and A. Scott Kepley TO Jennifer Rae Morris and ON 07/11/2022.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$762,000.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$762,000.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$762,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor, Grantee or Legal Representative.
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.

SWORN to before me this 07/11/2022
Kristen Mason
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires:

James I. Ward, Jr.
SIGNATURE OF GRANTOR, GRANTEE OR LEGAL REPRESENTATIVE
James I. Ward, Jr.
PRINTED NAME



**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: BUTLER & COLLEGE LLC

ADDRESS:

501 Belle Hall Pkwy Unit 101

Mount Pleasant, SC 29464-8322

TELEPHONE: (843) 261-2092

FAX: (843) 261-2092

E-MAIL ADDRESS: julie@bandclawfirm.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 762000.00

BRIEF PROPERTY DESCRIPTION: ALL AND SINGULAR that certain piece, parcel or lot of land situate, lying and being in Horry County, South Carolina, Dogwood Neck Township, School District 8, designated as Lot Sixty (60) of Arcadian Shores as shown on a map prepared by Robert L. Bellamy, C.E., in November 1964 and revised February, 1965, which map was recorded March 1, 1965 in the Office of the RMC for Horry County in Plat Book 43 at Page 8, reference to which is craved as forming a part of these presents.

TAX MAP NUMBER (TMS #) 39301020008 / PIN NUMBER: .

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>KEPLEY</u>	<u>FAYE</u>	<u>N.</u>
2.	<u>KEPLEY</u>	<u>A.</u>	<u>SCOTT</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>MORRIS</u>	<u>JENNIFER</u>	<u>RAE</u>

EXHIBIT 29

Prepared by:
COOPER LAW AND ASSOCIATES, L.L.C.
1138 44th Ave. N.
Suite 3
Myrtle Beach, SC 29577

(TITLE SEARCH NOT PERFORMED)

STATE OF SOUTH CAROLINA)

)

WARRANTY DEED

COUNTY OF HORRY)

KNOW ALL MEN BY THESE PRESENTS, that **Deanna VanNostrand and Wayne A. VanNostrand** (Grantors), in the State aforesaid, for and in consideration of the sum of **NINE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$975,000.00)**, unto Grantors paid by Grantees, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell, and convey unto the said **Matthew G. Pivarnik and Wendy J. Pivarnik**, (Grantees) **for and during their joint lives, and upon the death of either of them to the survivor of them**, their heirs, successors and assigns, forever, in fee simple, the following-described property; to wit:

See EXHIBIT "A" attached

Grantee Address: 413 Queens Road, Myrtle Beach, SC 29572

Property Address: 413 Queens Road, Myrtle Beach, SC 29572

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, **for and during their joint lives, and upon the death of either of them to the survivor of them**, their heirs, successors and assigns, forever, in fee simple.

AND Grantors do hereby bind themselves, their heirs, successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantees, **for and during their joint lives, and upon the death of either of them to the survivor of them**, their heirs, successors and assigns, forever, in fee simple, against the Grantors and their heirs, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, the Grantors has/have caused these presents to be signed and
sealed this 14 day of May, 2025.

Signed, Sealed, & Delivered
in the presence of:

Grantors:

[Signature]
Witness #1

[Signature]
Witness #2 (Notary)

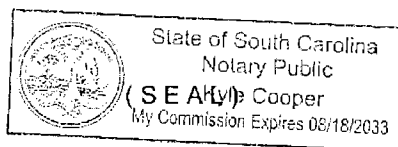
[Signature]
Wayne A. VanNostrand

STATE OF South Carolina)
COUNTY OF Horry)

ACKNOWLEDGMENT

I, the undersigned notary public, in and for said county and state, do hereby certify that the
above-subscribed Grantors, personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and seal this 14 day of May, 2025.



[Signature]
Notary Public
My Commission Expires: 8/18/2033

STATE OF SOUTH CAROLINA)

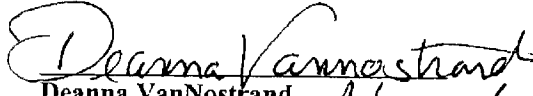
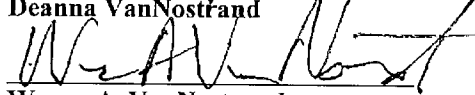
COUNTY OF HORRY)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
1. The property being transferred is located at **413 Queens Road, Myrtle Beach, SC 29572** bearing Horry County Tax Map Number / PIN Number **166-03-41-012 & 39301020006** and was transferred by **Deanna VanNostrand and Wayne A. VanNostrand** to **Matthew G. Pivarnik and Wendy J. Pivarnik** on the 15th day of May, 2025.
2. Check one of the following: The deed is:
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☐ exempt from the deed recording fee because (See Information section of affidavit); _____
(If exempt, please skip items 4 – 7, and go to item 8 of this affidavit. If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No.
3. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 975,000.00
 - (b) ☐ The fee is computed on the fair market value of the realty which is \$ _____
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____
4. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
5. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: 975,000.00
 - (b) Place the amount listed in item 5 above here (If no amount, place zero here.): \$0.00
 - (c) Subtract line 6(b) from Line 6(a) and place result here: 975,000.00
6. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$3,607.50.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor(s).
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to and subscribed before me on this the
19 day of May, 2025.

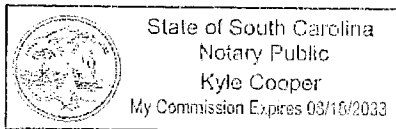

Deanna VanNostrand

Wayne A. VanNostrand


Notary Public

Print Name: Kyle Cooper

Notary Public for: South Carolina

My Commission Expires: 8/18/2033



**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Law Office of Natasha Hanna

ADDRESS:

4712 JENN DR STE A

MYRTLE BEACH, SC 29577-5763

TELEPHONE: (843) 839-8002

FAX: (843) 839-8002

E-MAIL ADDRESS: natasha@nhannalaw.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 975000.00

BRIEF PROPERTY DESCRIPTION: ALL AND SINGULAR, that certain piece, parcel or lot of land situate, lying and being in Horry County, South Carolina, Dogwood Neck Township, School District 8, and being more particularly designated as Lot No. Sixty- Two (62), Arcadian Shores, as shown on a map prepared by Robert L. Bellamy, CE, in November of 1964, and revised February, 1965, which map was recorded March 1, 1965 in Plat Book 43 at Page 8 in the Office of the Register of Deeds for Horry County, South Carolina.

TAX MAP NUMBER (TMS #) 166-03-41-012 / 393-01-02-0006 / PIN NUMBER: .

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>VANNOSTRAND</u>	<u>DEANNA</u>	
2.	<u>VANNOSTRAND</u>	<u>WAYNE</u>	<u>A.</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>PIVARNIK</u>	<u>MATTHEW</u>	<u>G.</u>
2.	<u>PIVARNIK</u>	<u>WENDY</u>	<u>J.</u>

EXHIBIT 30

39301030015,

Prepared By and Return to:
Murray Law Offices, PA
3876 Renee Drive
Myrtle Beach, SC 29579
Phone: (843)236-2400
File No.: 21-CF 0517JAJ

(Please do not write above this line – Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA

)

WARRANTY DEED

COUNTY OF HORRY

)

KNOW ALL MEN BY THESE PRESENTS, that **Alma R. Batson**, Grantor(s), in the State aforesaid, for and in consideration of the sum of **Two Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars (\$287,500.00)**, hereunto me paid by **William B. Burch and Sharon K. Burch**, Grantee(s), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said **William B. Burch and Sharon K. Burch**, **for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion**, the following described property, to wit:

ALL AND SINGULAR, all that certain piece, parcel or lot of land, situate, lying and being in Horry County, South Carolina, Dogwood Neck Township, School District No. 8, shown and represented on map of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November of 1964, and revised February, 1965, which said map was recorded on March 1, 1965, in Plat Book 43, at Page 8, Clerk's Office, Horry County, South Carolina, as being Lot Number Seventy-Two (72).

This property is subject to that certain Declaration of Restrictions dated March 11, 1965, and recorded in Deed Book 325 at Page 212, Office of the Register of Mesne Conveyances for Horry County, South Carolina, as modified or amended.

THIS BEING the identical property conveyed to Alma R. Batson from C. Dwight Cox by Deed dated April 23, 1985 and recorded on May 15, 1985 in Deed Book 956, at Page 218, Office of the Register of Deeds of Horry County, South Carolina.

TMS: 166-03-38-011 and PIN# 393-01-03-0015

Property Address: 406 Kingston Road, Myrtle Beach, SC 29572

Grantee(s) Address: 1406 Manhattan Avenue, Unit A1, Union City, NJ 07087

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property.

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

ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said and **William B. Burch and Sharon K. Burch, for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.**

AND Grantor does hereby bind herself and her heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **William B. Burch and Sharon K. Burch, for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion** against the Grantors and the Grantor's heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

(Signature Page to Follow)

IN WITNESS WHEREOF our Hands and Seals this 1st day of SEPTEMBER, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lacy Light
1st Witness LACY LIGHT
Michael A. Vause
2nd Witness MICHAEL A. VAUSE

Alma R. Batson by Robin B. Grant
Alma R. Batson by Robin B. Grant,
her co-agent her co-agent

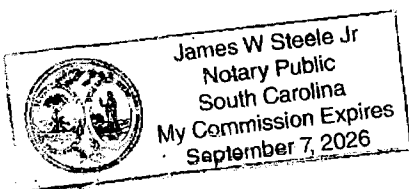
STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) PROBATE
LEXINGTON

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Grantor, by her agent, Robin B. Grant sign, seal, and as his/her/their act and deed, deliver the within Warranty Deed; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

SWORN to before me this
1st day of SEPTEMBER, 2021.

Lacy Light
1st Witness LACY LIGHT

James W. Steele Jr
Notary Public for SOUTH CAROLINA
Notary Public Printed Name: JAMES W. STEELE JR
My Commission Expires: 09/07/2026



IN WITNESS WHEREOF our Hands and Seals this 1st day of September, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Oriana Fermo
1st Witness ORIANA FERMO
Connie Bridgeman
2nd Witness CONNIE BRIDGEMAN

Alma R. Batson
Russell R. Batson (FOA)
Alma R. Batson by Russell R. Batson,
her co-agent

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Grantor, by her agent, Russell R. Batson sign, seal, and as his/her/their act and deed, deliver the within Warranty Deed; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

SWORN to before me this
1st day of September, 2021.

Oriana Fermo
1st Witness ORIANA FERMO

Schaefer M. Carpenter
Notary Public for Greenville County, SC
Notary Public Printed Name: Schaefer M. Carpenter
My Commission Expires: 11-17-2025



AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

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

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 406 Kingston Road, Myrtle Beach, SC 29572 bearing Horry County Tax Map Number 166-03-38-011 and PIN# 393-01-03-0015, and was transferred by Alma R. Batson to William B. Burch and Sharon K. Burch on September 1, 2021.
3. Check one of the following: The deed is:
 - a. ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. ☐ exempt from the deed recording fee because (see information section of affidavit): _____
(If exempt, please skip items 4-7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - a. ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$287,500.00.
 - b. ☐ The fee is computed on the fair market value of the realty which is \$ _____.
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check YES ☐ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is: \$ _____.
6. The deed recording fee is computed as follows:

a. Place the amount listed in item 4 above here:	\$ 287,500.00
b. Place the amount listed in item 5 above here:	\$ 0.00
(If no amount is listed, place zero here.)	
c. Subtract Line 6(b) from Line 6(a) and place result here:	\$ 287,500.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,063.75.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Sellers
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned no more than one year, or both.

Alma R. Batson *Russell R. Batson*
Alma R. Batson by Russell R. Batson,
her co-agent

SWORN to before me this 1st day of September, 2021.

Schaeffer Carpenter
Notary Public for State of South Carolina, Greenville County
My Commission Expires 11-17-2025
(Seal) **NOTARY PUBLIC**
SOUTH CAROLINA
Schaeffer Carpenter

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Murray Law Offices, PA. Carolina Forest

ADDRESS:

3876 RENEE DR

MYRTLE BEACH, SC 29579

TELEPHONE: (843) 315-3837

FAX: (843) 315-3837

E-MAIL ADDRESS: jenniferjames@murraylaw.info

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 287500.00

BRIEF PROPERTY DESCRIPTION: ALL AND SINGULAR, all that certain piece, parcel or lot of land, situate, lying and being in Horry County, South Carolina, Dogwood Neck Township, School District No. 8, shown and represented on map of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November of 1964, and revised February, 1965, which said map was recorded on March 1, 1965, in Plat Book 43, at Page 8, Clerk's Office, Horry County, South Carolina, as being Lot Number Seventy-Two (72). This property is subject to that certain Declaration of Restrictions dated March 11, 1965, and recorded in Deed Book 325 at Page 212, Office of the Register of Mesne Conveyances for Horry County, South Carolina, as modified or amended. TMS# 166-03-38-011 PIN# 393-01-03-0015

TAX MAP NUMBER (TMS #) 166-03-38-011;PIN# 393-01-03-0015 / PIN NUMBER: .

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>BATSON</u>	<u>ALMA</u>	<u>R.</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>BURCH</u>	<u>WILLIAM</u>	<u>B.</u>
2.	<u>BURCH</u>	<u>SHARON</u>	<u>K.</u>

EXHIBIT 31

39302040019,

Prepared by and Return to:
Melody J. E. Breeden, Esquire
Turner, Padgett, Graham & Laney, PA
PO Box 2116
Myrtle Beach, SC 29578

STATE OF SOUTH CAROLINA)
) *NO TITLE SEARCH PERFORMED
COUNTY OF HORRY) DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, **Henry Lawrence Sanderson, III**, in the state aforesaid for and in consideration of the sum of Five (\$5.00) Dollars and contribution to trust, to me paid by **Henry Lawrence Sanderson, III, Trustee of the Henry Lawrence Sanderson, III Revocable Trust dated January 9, 2020**, whose address is 302 Kingston Road, Myrtle Beach, South Carolina 29572, (Receipt whereof is hereby acknowledged) have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said **Henry Lawrence Sanderson, III, Trustee of the Henry Lawrence Sanderson, III dated January 9, 2020**, its successors or assigns, the following described property to wit:

All that piece, parcel, or lot of land situate, lying, and being in Dogwood Neck Township, Horry County, State of South Carolina, being known and designated as Lot 85, Arcadian Shores, as shown on a map of Arcadian Shores prepared by Robert L. Bellamy, C.E. in November Of 1964, revised February 1965, being more fully described in Plat Book 43, at Page 8, recorded in the RMC Office for Horry County. Reference is hereby made to said plat for a more complete description of metes and bounds thereof.

This being the identical property conveyed to Henry Lawrence Sanderson, III by deed of Regal Palms, LLC dated September 10, 2018, and recorded September 10, 2018, in Deed Book 4141 at Page 389, records of the office of the Register of Deeds for Horry County, South Carolina.

ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

TMS#: 166-03-37-005

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

To have and to hold all and singular the premises before mentioned unto the said **Henry Lawrence Sanderson, III, Trustee of the Henry Lawrence Sanderson, III Revocable Trust** dated January 9, 2020, its successors and assigns forever.

And I do hereby bind myself and my heirs and executors and administrators, to warrant and forever defend all and singular the said premises unto the said **Henry Lawrence Sanderson, III, Trustee of the Henry Lawrence Sanderson, III Revocable Trust** dated January 9, 2020, its successors and assigns, against myself and my heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the execution hereof by grantor this 9 day of January, 2020.

WITNESSES:

Hannah Crowley
[Signature]

Henry Lawrence Sanderson III
Henry Lawrence Sanderson, III

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

PROBATE

{#26-1-120}

{#26-1-90}

Personally appeared before me Hannah Cronley, the
(Print Non-Notary Witness Name)

undersigned witness and made oath that (s)he was present and saw **Henry Lawrence Sanderson, III**, the within Grantor(s) sign, seal, and as his/her/their act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

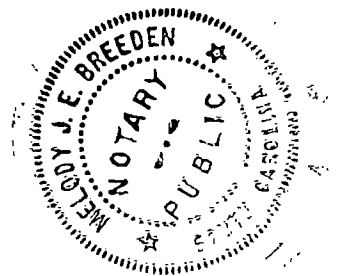
Hannah Cronley
(Non-Notary Witness Signature)

SWORN TO before me this
9 day of January, 2020.

[Signature]
Notary Public Signature
Notary Public for South Carolina

My Commission Expires: 6/3/22

Melody J E Breeden
Notary Public Printed Name or Seal



STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is 302 Kingston Road, Myrtle Beach, South Carolina 29572, bearing Horry County Tax Map Number 166-03-37-005, was transferred by Henry Lawrence Sanderson, III to Henry Lawrence Sanderson, III Trustee of the Henry Lawrence Sanderson, III Revocable Trust dated January 9, 2020, on January 9, 2020.
3. Check on of the following. The deed is:
 - a. _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth _____.
 - b. _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. ☒ exempt from the deed recording fee because (See Information section of affidavit): it is a deed in contribution to a trust under exemption eight (8)
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ___ or No ___.
4. Check on of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - a. _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - b. _____ The fee is computed on the fair market value of the realty which is _____.
 - c. _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: _____.
 - b. Place the amount listed in item 5 above here: _____ (If no amount is listed, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place result here: _____.
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.
8. As required by Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Henry Lawrence Sanderson III

Henry Lawrence Sanderson, III
Print or type the above name here

Sworn to before me this 9
day of January, 2020.

[Signature]
Commission Expires 6/13/22

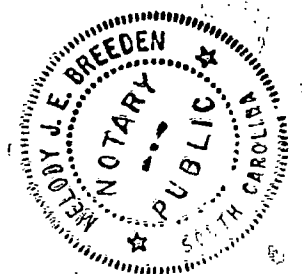


EXHIBIT 32

778482

ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

FILED
STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
JUL -2 PM 2:08

DEED TO REAL ESTATE

BALLERY V. SNIPPER
REGISTRAR OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, that **MICHAEL A. MAJKA AND MARY LOU MAJKA**, hereinafter called "Grantors" in consideration of **FOUR HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED and NO/100's (\$432,500.00)** Dollars, to the Grantors in hand paid at and before the sealing of these presents by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the following named Grantee, to wit: **MIRIAM R. CROMER**, her heirs and assigns, forever, hereinafter called the "the Grantee", the following described property:

ALL AND SINGULAR, all that certain piece, parcel or lot of land, situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, and more particularly shown and designated as Lot Ninety Six (96), Arcadian Shores as shown on map of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November of 1964, revised February, 1965, recorded on March 1, 1965 in Plat Book 43 at Page 8, office of the Register of Deeds for Horry County, South Carolina.

This is the identical property conveyed to the Grantors by Deed of Julie A. McAlindon dated June 5, 1995 and recorded on June 6, 1995 in Deed Book 1803 at Page 540.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns, forever.

And, the Grantors do hereby bind the Grantors and the Grantors' heirs and assigns to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs and assigns against the Grantors and the Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made expressly subject to all rights-of-way, easements, restrictions, zoning ordinances and limitations of record, including those shown on any recorded plats or maps.

GRANTEE'S ADDRESS: P.O. Box 1447
Anderson, SC 29622

STATE 124.50 COUNTY 475.75
EXEMPT YES ☒ NO
ASSESSOR 166-03-36-008
7-3-03

DEED
2614 0029

22
29

WITNESS the execution hereof this 23rd day of June, 2003.

WITNESSES:

Pamela S. Juroz

Michael A. Majka (SEAL)
Michael A. Majka
Mary Lou Majka (SEAL)
Mary Lou Majka

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF HORRY)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Grantors, sign, seal, and as their act and deed deliver the within Deed to Real Estate and that deponent, with the other witness subscribed above, witnessed the execution thereof.

[Signature]
(Witness)

SWORN to before me this

23rd day of June, 2003.

Pamela S. Juroz (L.S.)
Notary Public for South Carolina
My commission expires: 9/8/2008

STATE OF SOUTH CAROLINA)
)
 COUNTY OF HORRY)

AFFIDAVIT

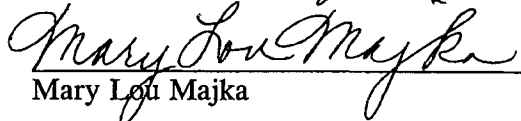
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. The property is located at **Lot 96 Arcadian Shores**, bearing Horry County tax map number 166-03-36-008 was transferred by **Michael A. Majka and Mary Lou Majka to Miriam R. Cromer** on June 23, 2003.

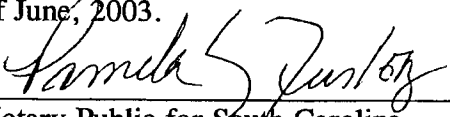
2. The transaction is an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$432,500.00*

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as seller.

I further understand that a person required to furnish this Affidavit who wilfully furnishes a false or fraudulent Affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand Dollars or imprisoned not more than one year, or both.


 Michael A. Majka

 Mary Lou Majka

SWORN to before me this 23rd day
 of June, 2003.


 Notary Public for South Carolina
 My Commission Expires: 9/8/2008 (L.S.)

*The fee is based on the real property value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sale price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, or mortgages assumed or place on the realty as a result of the transaction). However, a deduction is allowed from this value

EXHIBIT 33

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, **George H. McGowan, Jr., Personal Representative of the Estate of Hilda G. McGowan**, in the County and State aforesaid and in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND NO/100 (\$355,000.00)---DOLLARS** to me paid by **Ronald G. Brooks and Robin D. Brooks, 2807 Marshall Lake Drive, Oakton, VA 22124** (Receipt of which is hereby acknowledged) have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said **Ronald G. Brooks and Robin D. Brooks, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion** the following described property, to wit:

ALL AND SINGULAR, all that certain piece, parcel or lot of land, situate, lying and being in Dogwood Neck Township, School District Number 8, County of Horry, State of South Carolina, and being shown as Lot Eighty-seven (87) on a map of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November, 1964, and revised February, 1965, said map being recorded on March 1, 1965, in Plat Book 43 at page 8, in the Office of the Register of Deeds for Horry County, reference to which is craved as forming a part of these presents.

This is the identical property acquired by grantor in the Estate of Hilda G. McGowan as will appear of record in the Office of the Probate Court for Horry County in file number 2009-ES-26-1903.

TMS: 166-03-37-007

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **Ronald G. Brooks and Robin D. Brooks, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.**

AND I do hereby bind myself and my Heirs, Executors or Administrators to warrant

and forever defend all and singular the said premises unto the said **Ronald G. Brooks and Robin D. Brooks**, their Heirs and Assigns, against me and my successors, but no others, claiming or to claim the same, or any part thereof.

WITNESS the execution hereof by Grantor herein this 12th day of September, in the year of our Lord Two Thousand Eleven and in the Two Hundred Thirty Six year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Meredith C. Neal

George H. McGowan, Jr. (L.S.)
George H. McGowan, Jr., Personal
Representative of the Estate of Hilda G.
McGowan

William McErachin

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 12th day of September, 2011, by **George H. McGowan, Jr., Personal Representative of the Estate of Hilda G. McGowan,**

William McErachin (L.S.)
Notary Public for South Carolina
My Commission Expires: 1-13-2021

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AFFIDAVIT

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

1. I have read the information on this affidavit and understand such information.
2. Property located at 303 South Lake Trail, Myrtle Beach, SC 29572, bearing Horry County Tax Map Number 166-03-37-007 was transferred by GEORGE H. McGOWAN, JR., Personal Representative of the Estate of Hilda G. McGowan, to RONALD G. BROOKS and ROBIN D. BROOKS on September 13th, 2011.
3. Check one of the following: The Deed is:
☒ (A) subject to the Deed recording fee as a transfer for consideration paid or to be paid in money or money's worth
☐ (B) subject to the Deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner or owner of the entity; or is a transfer to a trust or a distribution to a trust beneficiary
☐ (C) exempt from the Deed recording fee because (see information section of Affidavit):
4. Check one of the following if either Item 3(a) or item 3(b) has been checked:
☒ (A) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 355,000.00
☐ (B) The fee is computed on the fair market value of the realty which is \$ ____
☐ (C) The fee is computed on the fair market value of the realty as established for property tax purposes, which is \$ ____
5. Check ☐ YES ☒ NO - to the following: a lien of encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer.
If "YES," the amount of the outstanding balance of this lien or encumbrance is \$ ____
6. The Deed recording fee is computed as follows:
(A) Place the amount listed in Item 4, above, here: \$ 355,000.00
(B) Place the amount listed in Item 5, above, here: \$ ____
(C) Subtract line 6.(B) from Line 6.(A) and place result here \$ 355,000.00
7. The recording fee due is based on the amount listed in Item 6.(C) above and the Deed recording fee due is \$ 1313.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing Attorney
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN TO before me this 13th
day of September, 2011.

GEORGE W. COX, JR.
Attorney at Law

Debbie Rose, Notary Public for SC
My Commission Expires: 9/2/18

EXHIBIT 34

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That **DORIS R. COGGIN** [hereinafter called "Grantor"], in the State aforesaid for and in consideration of the sum of One Hundred Ninety-Five Thousand and 00/100 (\$195,000.00) Dollars unto it paid by **ROBERT CHRISTOPHER JONES AND MELISSA COGHILL JONES**, [hereinafter called "Grantees"], in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released; and by these presents does grant, bargain, sell, and release, unto the said **ROBERT CHRISTOPHER JONES AND MELISSA COGHILL JONES**, for and during their joint lives and with the death of either of them, then to the survivor of them, his or her Heirs, Executors, and Assigns, in fee simple, with every remainder, the following property to-wit:

ALL AND SINGULAR, that certain piece, parcel, or lot of land situate, lying, and being in Dogwood Neck Township, Horry County, South Carolina, being shown as LOT 89 TMS # 166-03-36-001, DORIS R. COGGIN, 0.60 ACRES, on that certain plat entitled "BOUNDARY SURVEY OF LOT 89, ARCADIAN LAKES" prepared for Melissa Jones, by Robert A. Warner & Associates, Inc., dated July 22, 2014 and recorded August 28, 2014 in Plat Book 263 at Page 65, in the Office of the Register of Deeds for Horry County, South Carolina, reference to such plat being craved as forming a part of the description herein.

This being the same property conveyed to Doris R. Coggin by Deed of Distribution from the Estate of J. Thayer Coggin, Case Number 2007-ES-26-00280, dated March 19, 2007 and recorded April 12, 2007 in Deed Book 3236 at Page 703, in the Office of the Register of Deeds for Horry County, South Carolina.

TMS No.: 166-03-36-001

Grantee's address: P.O. Box 1090
Spotsylvania, VA 22553

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

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

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the said Grantees, for and during their joint lives and with the death of either of them, then to the survivor of them his or her Heirs, Executors, and Assigns forever.

And Grantor does hereby covenant, for himself or herself, and his or her Heirs, Executors, and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his or her Heirs, Executors, and Assigns, against himself or herself, and his or her Heirs, Executors, and Assigns, and persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Any reference in this instrument to the plural shall include the singular, and vice versa. Any reference to one gender shall include the other, including neuter. Such words of inheritance shall be applicable as required by the gender of the Grantee.

[Signature pages follow]

WITNESS THE EXECUTION HEREOF by Grantor this 12th day of September, 2014.

Signed, Sealed, and Delivered in the Presence of:

Kenneth W. McAllister
Angela Bremner

Doris R. Coggin (SEAL)
DORIS R. COGGIN

STATE OF North Carolina)
COUNTY OF Guilford)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 12th day of September, 2014, by
DORIS R. COGGIN, as her act and deed.

Suzi McDonald (L.S.)
Notary Public for Davidson County
My Commission Expires: 11-16-2018



9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Suzi McDonald
SWORN to before me this 12th day of September, 2014
Notary Public for Davidson County
My Commission Expires: 11-16-2018

Doris R. Coggin (SEAL)
DORIS R. COGGIN

INFORMATION

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

Exempted from the fee are deeds:

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

EXHIBIT 35

IN WITNESS WHEREOF, the Grantor(s) have caused these presents to be signed and sealed
this April 10, 2024.

Signed, Sealed and Delivered

In the presence of:

[Signature]

Witness #1

Print Name: Maribu Richards
(Witness is not a party to or a beneficiary of this transaction)

[Signature]

Notary Sign as Witness #2

Print Name: Kenneth S Corbett
(Witness is not a party to or a beneficiary of this transaction)

Grantors:
Christoph R. Kaufmann, by
Emily J. Kaufmann
Attorney in Fact

Christoph R. Kaufmann by Emily
Kaufmann, his Attorney-In-Fact

[Signature]
Emily J. Kaufmann

STATE OF SC

COUNTY OF Horry

ACKNOWLEDGMENT

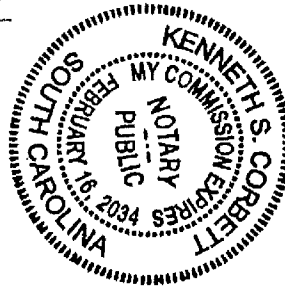
I, the undersigned notary, do hereby certify that the above subscribed Grantor(s) **Emily J. Kaufmann**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 10 day of April, 2024.

[Signature]
Print Notary Name: Kenneth S. Corbett

Notary Public for the State of S.C.

My Commission Expires: 2/16/34



[STAMP OR SEAL]

EXHIBIT "A"

ALL AND SINGULAR, all that certain piece, parcel or lot of land situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, and more particularly shown and designated as Lot Sixty-Four (64) Arcadian Shores as shown on map of Arcadian Shores, prepared by Robert L. Bellamy, C. E. in November of 1964, revised February 1965, recorded on March 1, 1965, in Plat Book 43 at Page 8, in the Office of the RMC for Horry County, SC.

SUBJECT to that certain Declaration of Restrictions dated March 11, 1965 and recorded in Deed Book 325 at Page 212, as modified or amended herein, in the Office of the RMC for Horry County, SC

This being the identical property conveyed to Christoph R. Kaufmann and Emily J. Kaufmann by Deed of Curtis L. Brown and Darleen Brown, dated January 18, 2018 and recorded January 18, 2018 in Deed Book 4075 at Page 315, records of Horry County.

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

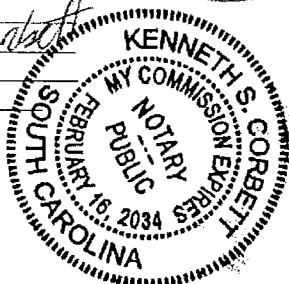
AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at **415 Lafayette Road, Myrtle Beach, SC 29572** bearing Horry County Tax Map Number / PIN Number **166-03-38-006 & 393-01-02-0009** and was transferred by **Christoph R. Kaufmann and Emily J. Kaufmann** to **Craig L. Lambert and Lisa M. Lambert** on April 10, 2024.
3. Check one of the following: The deed is:
☒ (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
☐ (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
☐ (c) exempt from the deed recording fee because (See Information section of affidavit); _____ (If exempt, please skip items 4 -- 7, and go to item 8 of this affidavit. If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
☒ (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 790,000.00
☐ (b) The fee is computed on the fair market value of the realty which is \$ _____.
☐ (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.- 5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
- 6. The deed recording fee is computed as follows:
Place the amount listed in item 4 above here: 790,000.00
Place the amount listed in item 5 above here (If no amount, place zero here): \$0.00
Subtract line 6(b) from Line 6(a) and place result here: 790,000.00
- 7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$2,923.00**
- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor(s).
- 9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me on
April 10, 2024

Print Notary Name: Kenneth S. Corbett
Notary Public for: SC
My Commission Expires: 2/14/34



Emily J. Kaufmann

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Hutchens Law Firm LLP - Columbia

ADDRESS:

240 Stoneridge Dr
Columbia, SC 29210-8013

TELEPHONE: (910) 864-6888

FAX: (910) 864-6888

E-MAIL ADDRESS: susan.benoit@hutchenslawfirm.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 790000.00

BRIEF PROPERTY DESCRIPTION: All the following described real estate, situated in the County of Horry and the State of South Carolina known and described as follows, to wit: All and singular, all that certain piece, parcel or lot of land situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, and more particularly shown and designated as Lot Sixty-Four (64) Arcadian Shores as shown on map of Arcadian Shores, prepared by Robert L. Bellamy, C. E. in November of 1964, revised February 1965, recorded on March 1, 1965, in Plat Book 43 at Page 8, in the Office of the RMC for Horry County, SC. Subject to that certain Declaration of Restrictions dated March 11, 1965 and recorded in Deed Book 325 at Page 212, as modified or amended herein, in the Office of the RMC for Horry County, SC. Parcel ID: 39301020009 Being all and the same lands and premises conveyed to Christoph R. Kaufmann and Emily J. Kaufmann by Curtis L. Brown and Darleen Brown in a Title to Real Estate dated 01/18/2018 and recorded 01/18/2018 in Book 4075 Page 315, Instrument Number 2018000006603, in the Land Records of Horry County, SC.

TAX MAP NUMBER (TMS #) 393-01-02-0009 / PIN NUMBER: .

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>KAUFMANN</u>	<u>CHRISTOPH</u>	<u>R.</u>
2.	<u>KAUFMANN</u>	<u>EMILY</u>	<u>J.</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>LAMBERT</u>	<u>CRAIG</u>	<u>L.</u>
2.	<u>LAMBERT</u>	<u>LISA</u>	<u>M.</u>

EXHIBIT 36

39302010169,

ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - Horry - COMMON PLEAS - CASE#2025CP2605366

NO TITLE SEARCH PERFORMED OR
CERTIFICATION AS TO TITLE IN
PREPARATION OF DEED

Space above this line for recording information

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF HORRY)

KNOW ALL MEN BY THESE PRESENTS THAT, ADAM MCKEE AND ELIZABETH MCKEE herein referred to as Grantors for and in consideration of the sum of SIX HUNDRED FIFTEEN THOUSAND AND 00/100 (615,000.00) Dollars to us paid by DARRYL C. WILLIAMS AND MARY TORRENCE WILLIAMS, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, as joint tenants with rights of survivorship and not as tenants in common, their heirs, successors, and assigns forever:

ALL AND SINGULAR, that certain piece, parcel or lot of land situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, and more particularly shown and designated as Lot Forty-One (41), Arcadian Shores, as shown on a map of Arcadian Shores prepared by Robert L. Bellamy, C.E., in November of 1964, revised February, 1965, recorded on March 1, 1965 in Plat Book 43 at Page 8, Office of the ROD for Horry County.

This property is subject to that certain Declaration of Restrictions dated March 11, 1965 and recorded in Deed Book 325 at Page 212, Office of the ROD for Horry County, South Carolina, as modified or amended.

Derivation: This being the same property conveyed unto the Grantors herein by Deed of Linda Bubaris dated October 29, 2014 and recorded October 29, 2014 in the Office of the ROD for Horry County in Deed Book 3774 at Page 1618.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

Grantees' Address: PO Box 81791
 Conyers, Georgia 30013

Tax/Map No. 166-03-42-004

PIN: 393-02-01-0169

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

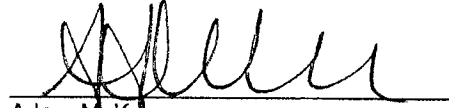
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever.

AND THE GRANTORS do hereby bind Grantors and Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against Grantors and Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

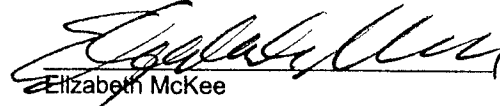
WITNESS our Hand and Seal this 31st day of August, 2021.

Signed, Sealed and Delivered
in the Presence of:


Witness #1


Adam McKee

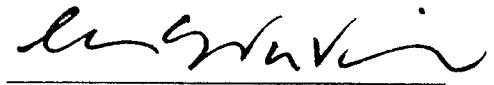

Witness #2

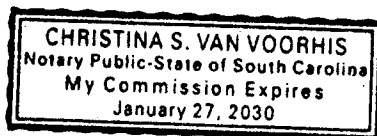

Elizabeth McKee

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

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 my hand and seal this
31st day of August, 2021,


Notary Public for the State of South Carolina
Printed Name: Christina S. Van Voorhis
My Commission Expires: January 27, 2030



Page 1 of 2

STATE OF SOUTH CAROLINA

COUNTY OF Horry

AFFIDAVIT OF CONSIDERATION

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 411 Arcadian Drive, Myrtle Beach, SC, bearing Horry County Tax Map Number 166 03 42 004, was transferred by Adam McKee and Elizabeth McKee to Darryl C. Williams and Mary Torrence Williams on 08/31/2021.
3. Check one of the following: The deed is
 - (a) ☒ Subject to the deed recording fee as a transfer for consideration paid, or to be paid, in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☐ exempt from the deed recording fee because (See Information section of affidavit):

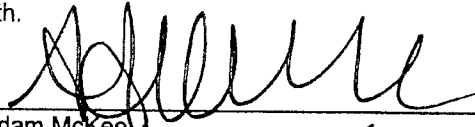
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

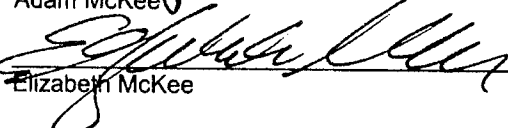
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) ☒ The fee is computed on the consideration paid, or to be paid, in money or money's worth in the amount of \$615,000.00
 - (b) ☐ The fee is computed on the fair market value of the realty which is _____
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	<u>\$615,000.00</u>
(b) Place the amount listed in item 5 above here:	<u>0</u>
(If no amount is listed, place zero here.)	
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$615,000.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: \$2,275.50
8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors

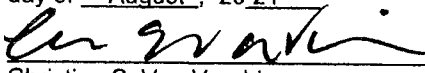
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Grantors:


Adam McKee


Elizabeth McKee

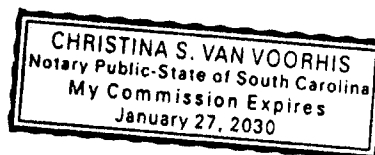
SWORN to before me this 31st
day of August, 2021

 (L.S.)

Christina S. Van Voorhis

Notary Public for South Carolina

My Commission Expires: 01/27/2030



INFORMATION

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

Exempted from the fee are deeds:

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

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: McGill Law Firm, LLC

ADDRESS:

11000 Ocean Hwy

Pawleys Island, SC 29585-6515

TELEPHONE: (843) 314-8201

FAX: (843) 314-8201

E-MAIL ADDRESS: stacy@mcgilllllc.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 615000.00

BRIEF PROPERTY DESCRIPTION: Lot 41 Arcadian Shores

TAX MAP NUMBER (TMS #) 166-03-42-004 / **PIN NUMBER:** ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>MCKEE</u>	<u>ADAM MCKEE AND</u>	<u>ELIZABETH</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>WILLIAMS</u>	<u>DARRYL C. WILLIAMS AND MARY</u>	<u>TORRENCE</u>

EXHIBIT 37

39302040018,

Prepared By and Return to:
Murray Law Group, LLC
3775 Sea Mountain Hwy
Little River, SC 29566
Phone: (843)399-9000
File No.: 24-LR 4611SGR

NO TITLE EXAMINATION PERFORMED BY PREPARING ATTORNEY

(Please do not write above this line – Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

)
)
)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Sarah Miller McManus, Grantor(s), subject to the Exceptions contained herein below, in the State aforesaid, for and in consideration of the sum of One Million Fifty Thousand And No/100 Dollars (\$1,050,000.00), unto us paid by David T. Taylor and Catherine T. Taylor, Trustees or their Successors in Trust, to The Taylor Family Revocable Trust Agreement dated November 28, 2016, and any amendments thereto, Grantee(s), in the State aforesaid, 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 David T. Taylor and Catherine T. Taylor, Trustees or their Successors in Trust, to The Taylor Family Revocable Trust Agreement dated November 28, 2016, and any amendments thereto, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

ALL AND SINGULAR, all that certain piece, parcel, or lot of land, situate, lying and being in Horry County, South Carolina, shown and designated as Lot 86 on a map of ARCADIAN SHORES prepared by Robert L. Bellamy, C.E. in November 1964, and revised February 1965, which said map was recorded March 1, 1965 in Plat Book 43 at Page 8, in the Office of the Register of Deeds for Horry County, South Carolina.

This conveyance is subject to all easements, reservations, rights-of-way, restrictions, encroachments and covenants of record which may affect the above-described property and all governmental statutes, ordinances, rules and regulations.

THIS BEING the identical property conveyed to Sarah Miller McManus from NBR Holding LLC by Deed dated July 29, 2021 and recorded on July 29, 2021 in Deed Book 4447, at Page 2883, Office of the Register of Deeds of Horry County, South Carolina.

TMS: 166-03-37-006 and PIN# 393-02-04-0018

Property Address: 301 South Lake Trail, Myrtle Beach, SC 29572

Grantee(s) Address: 5753 Magnolia Shore Lane, Chester, VA 23831

THIS CONVEYANCE IS MADE SUBJECT TO all covenants, restrictions, easements, rights-of-ways and all governmental statutes, ordinances, rules and regulations, of record and otherwise affecting the property, herein referred to as "Exceptions".

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

ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular the premises before mentioned unto the said Grantee(s), David T. Taylor and Catherine T. Taylor, Trustees or their Successors in Trust, to The Taylor Family Revocable Trust Agreement dated November 28, 2016, and any amendments thereto, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantors do hereby bind themselves and their successors and assigns, to warrant and forever defend all and singular the said premises, subject to the above Exceptions, unto the said Grantee(s) David T. Taylor and Catherine T. Taylor, Trustees or their Successors in Trust, to The Taylor Family Revocable Trust Agreement dated November 28, 2016, and any amendments thereto, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against the Grantors' successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

(Signature Page to Follow)

IN WITNESS WHEREOF our Hands and Seals this 16th day of August, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Dana Wilson
1st Witness

Sarah Miller McManus
Sarah Miller McManus

Dana Wilson
1st Witness Printed Name

Katharine M. Keaton
2nd Witness/Notary

Katharine M. Keaton
2nd Witness Printed Name

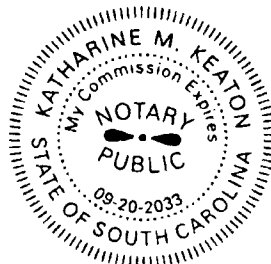
STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Grantor sign, seal, and as his/her/their act and deed, deliver the within Warranty Deed; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction."

SWORN to before me this
16th of August, 2024.

Dana Wilson
1st Witness

Katharine M. Keaton
Notary Public for State of South Carolina
Notary Public Printed Name: Katharine M. Keaton
My Commission Expires: 09-20-2033 (SEAL)



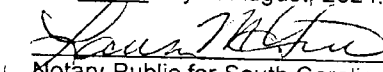
STATE OF SOUTH CAROLINA)

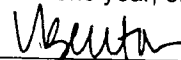
COUNTY OF HORRY)

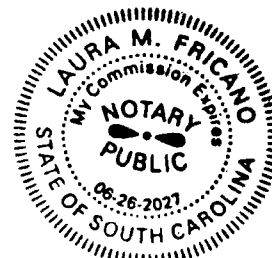
AFFIDAVIT

1. I have read the information on this affidavit and I understand such information.
1. The property being transferred is located at 301 South Lake Trail, Myrtle Beach, SC 29572 bearing Horry County TMS/PIN: 166-03-37-006 & 393-02-04-0018, was transferred on August 19, 2024 by Sarah Miller McManus to David T. Taylor and Catherine T. Taylor, Trustees or Their Successors in Trust, to the Taylor Family Revocable Trust Agreement dated November 28, 2016, and any amendments thereto.
2. Check one of the following: The deed is
 - a. ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. ☐ exempt from the deed recording fee because (See Information section of affidavit);
(If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.)
If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐
3. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - a. ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,050,000.00.
 - b. ☐ The fee is computed on the fair market value of the realty which is _____.
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
4. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may be subsequently waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
5. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$1,050,000.00
 - b. Place the amount listed in item 5 above here: \$0.00 (If no amount is listed, place zero here.)
 - c. Subtract line 6(b) from Line 6(a) and place result here: \$1,050,000.00
6. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$3,885.00
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN TO AND SUBSCRIBED BEFORE ME
this 19th day of August, 2024.


Notary Public for South Carolina
My Commission Expires: 6-26-27
(Notary Seal) Laura M. Fricano


Lauren Benton



**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Bellamy Law Firm

ADDRESS:

1000 29th Avenue North

Myrtle Beach, SC 29577

TELEPHONE: (843) 448-2400

FAX: (843) 448-2400

E-MAIL ADDRESS: bvaughn@bellamylaw.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 1050000.00

BRIEF PROPERTY DESCRIPTION: LOT 86, ARCADIAN SHORES

TAX MAP NUMBER (TMS #), / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>MCMANUS</u>	<u>SARAH</u>	<u>MILLER</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. DAVID T. TAYLOR AND CATHERINE T. TAYLOR, TRUSTEES OR THEIR SUCCESSORS IN TRUST, TO THE
TAYLOR FAMILY REVOCABLE TRUST AGREEMENT DATED NOVEMBER 28, 2016

EXHIBIT 38

TMS Number correct 1551501017

FILE NO. 2013-RE-5744

PREPARED BY:
SCOTT B. UMSTEAD, PA
4226 Mayfair Street, Suite 100
Myrtle Beach, SC 29577
Tax Map No. 155-15-01-017

****NO TITLE EXAMINATION HAS BEEN CONDUCTED BY PREPARING ATTORNEY****

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Cyril Dharmadasa and Natali D. Dharmadasa, a/k/a Natali D. Amaradasa, in the State aforesaid, for and in consideration of the sum of Five and 00/100 Dollars (\$5.00), unto us paid by Natali D. Amaradasa, in the State aforesaid, 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 Natali D. Amaradasa, her heirs and assigns, forever, in fee simple, the following described property, to wit:

ALL AND SINGULAR, that certain piece, parcel, or lot of land, situate, lying and being in Dogwood Neck Township, Scott District 8, Horry County, South Carolina, and more particularly designated as Lot 9, Arcadian Shores as shown on a map prepared by Robert L. Bellamy, C.E., dated November 1964, and revised February 1965, which map was recorded March 1, 1965, in the Office of the Register of Deeds for Horry County, South Carolina, in Plat Book 43 at Page 8, reference to which is craved as forming a part of these presents.

This being the identical property conveyed to Cyril Dharmadasa and Natali D. Amaradasa by Deed of Cyril Dharmadasa and Natali D. Dharmadasa dated October 7, 2005 and recorded October 11, 2005 in the Office of the ROD for Horry County, South Carolina in Real Estate Deed Book 2993 at Page 58; AND as conveyed to Cyril Dharmadasa and Natali D. Dharmadasa a/k/a Natali D. Amaradasa by Deed dated August 19, 2008 and recorded August 20, 2008 in the Office of the ROD for Horry County, South Carolina in Real Estate Deed Book 3358 at Page 101.

Handwritten signatures: M, NDA

Tax Map #: 155-15-01-017

Grantee Address: 412 Arcadian Drive
Myrtle Beach, SC 29572

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Natali D. Amaradasa, her heirs and assigns, forever, in fee simple.

AND we do hereby bind ourselves and our their heirs and assigns, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Natali D. Amaradasa, her heirs and assigns, forever, in fee simple, against us and our heirs and assigns against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Handwritten signatures

IN WITNESS WHEREOF our Hands and Seals this 11th day of October, 2013.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Alma Jenkins
Witness

C. Dharmadasa
Cyril Dharmadasa

Michael J. Gloner
Notary

Natali D. Dharmadasa
Natali D. Dharmadasa, a/k/a
Natali D. Amaradasa

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

)
) **ACKNOWLEDGEMENT**
) (S.C. CODE ANN. 30-5-30 (B) (C))

I, the undersigned, a Notary Public for South Carolina hereby certify that Cyril Dharmadasa and Natali D. Dharmadasa, a/k/a Natali D. Amaradasa personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 11th day of October, 2013.

Michael J. Gloner
NOTARY PUBLIC FOR SC
MY COMMISSION EXPIRES: 05/02/2021

M. 10A

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

AFFIDAVIT

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

1. I have read the information on this Affidavit and understand such information.
2. The property being transferred is located at 412 Arcadian Drive, Myrtle Beach, SC 29572, bearing Horry County Tax Map Number 155-15-01-017, was transferred by Cyril Dharmadasa and Natali D. Dharmadasa, a/k/a Natali D. Amaradasa to Natali D. Amaradasa on October 28, 2013.
3. The Deed is (Check One):
 - a. ☐ subject to the Deed recording fee as a transfer for consideration paid or to be paid in money or in money's worth \$5.00
 - b. ☐ subject to the Deed recording fee as a transfer between a corporation, a partnership, or other entity and stockholder, partner or owner of the entity, or in a transfer to a trust or as a distribution to a trust beneficiary.
 - c. ☒ exempt from the deed recording fee because (see information section of Affidavit):
Exemption # 1
(if exempt, please skip to items 4-7, and go to item 8 of this Affidavit)
4. Check one of the following if either Item 3(a) or item 3(b) above has been checked:
 - a. ☐ the fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$5.00
 - b. ☐ the fee is computed on the fair market value of the realty which is \$
 - c. ☐ the fee is computed on the fair market value of the realty as established for property tax purposes which is \$
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is \$
6. The Deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: _____
 - b. Place the amount listed in item 5 above here: _____
 - c. Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The Deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$ 0
8. As required by Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller
9. I further understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent Affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand and no/100 Dollars (\$1,000.00) or imprisoned not more than one year, or both.

C. Dharmadasa
Cyril Dharmadasa

Natali D. Dharmadasa, a/k/a Natali D. Amaradasa
Natali D. Dharmadasa, a/k/a Natali D. Amaradasa

SWORN to before me this
28th day of October, 2013

M. J. Bloner
(Notary Public)

My commission expires 05/02/2021

* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a realty of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

EXHIBIT 39

39302010124,

Please return to:
The Bellamy Law Firm
1000 29th Avenue North
Myrtle Beach, SC 29577
Attn: MCD/hmb

NO TITLE EXAMINATION PERFORMED
IN CONNECTION WITH THIS DOCUMENT

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

WARRANTY DEED

DEED TO REAL ESTATE

THIS DEED is made the day herein below stated, by and between **Shawn S. Kelley and Karen Albert, as Trustees of the Shawn S. Kelley and Karen Albert Joint Revocable Trust dated the 25th day of April, 2024**, hereinafter called **GRANTOR(S)**, which expression shall include his, her of their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, of the one part, and **Karen Albert and Shawn S. Kelley**, whose address is 315 Queens Road, Myrtle Beach, SC 29572, hereinafter called **GRANTEE(s)**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns forever, wherever the context so requires or admits, of the other part; and in his agreement, the singular shall include the plural, and the plural shall include the singular, and one gender shall include all genders.

KNOW ALL MEN BY THESE PRESENTS, that **GRANTOR**, for and in consideration of a beneficiary interest in the **GRANTEE** given to **GRANTOR** by **GRANTEE**, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **GRANTEE**, as joint tenants with the rights of survivorship and not as tenants in common, in fee simple, the following described property, located in Horry County, South Carolina, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

PIN #: 39302010124

TAX NOTICE ADDRESS: 315 Queens Road, Myrtle Beach, SC 29572

The within conveyance is also subject to all restrictions and easements of record and/or easements upon the ground.

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

TO HAVE AND HOLD all and singular the said premises before mentioned unto said **GRANTEE**, as joint tenants with the rights of survivorship and not as tenants in common, their heirs and assigns forever, in fee simple.

ELECTRONICALLY FILED - 2025 Aug 01 2:44 PM - HORRY - COMMON PLEAS - CASE#2025CP2605366

AND the said **GRANTOR** does hereby bind itself, its successors, and assigns, to warrant and forever defend all and singular the said premises unto the said **GRANTEE**, as hereinabove provided, against themselves, its heirs, successors and assigns and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the **GRANTOR** has caused these presents to be signed and sealed this 29 day of May, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR

IN WITNESS

Shawn S. Kelley and Karen Albert Joint
Revocable Trust dated the 25th day of
April, 2024

Maureen C. Buttrick
(Witness #1)

By:

Karen Albert
Karen Albert, Trustee

Heather M. Burnett
(Notary Witness #2) Heather M. Burnett

By:

Shawn S. Kelley
Shawn S. Kelley, Trustee

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

ACKNOWLEDGEMENT

I, HEATHER M. BURNETT, a Notary Public do hereby certify that **Karen Albert** and **Shawn S. Kelley**, the within named GRANTOR(S) personally appeared before me this day and acknowledged the due execution for the forgoing instrument.

WITNESS my hand and official seal this 29 day of May, 2024.

Heather M. Burnett
Notary Public for South Carolina

My Commission Expires: 9/15/2030

Heather M. Burnett

Notary Public Printed Name or Seal

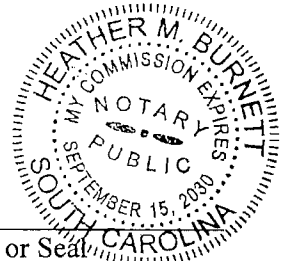


EXHIBIT "A"

PROPERTY DESCRIPTION

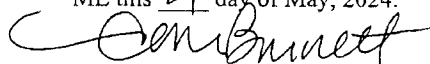
ALL AND SINGULAR, all that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Dogwood Neck Township, County of Horry and State of South Carolina, and more particularly described as Lot Twenty-One (21) of Arcadian Shores as shown on map made by R. L. Bellamy, C.E. dated November 1964 and revised map dated February, 1965, and recorded March 1, 1965 in Plat Book 43 at Page 8, ROD Office of Horry County, South Carolina.

This being the same property conveyed to Shawn S. Kelley and Karen Albert, as Trustees of the Shawn S. Kelley and Karen Albert Joint Revocable Trust dated the 25th day of April, 2024 by Deed from Karen Albert and Shawn S. Kelley dated April 25, 2014, and recorded April 25, 2024, in Deed Book 4802, Page 2877, records of Horry County, South Carolina.

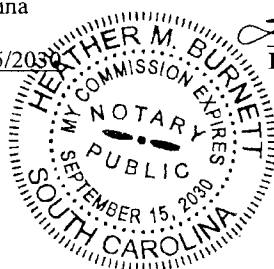
STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY) AFFIDAVIT

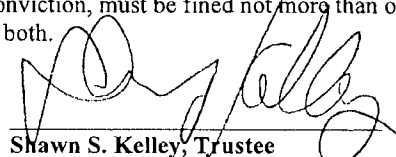
1. I have read the information on this affidavit, and I understand such information.
2. The property being transferred is located at 315 Queens Road, Myrtle Beach, SC 29572 bearing Horry County PIN: 39302010124, was transferred by Shawn S. Kelley and Karen Albert, as Trustees of the Shawn S. Kelley and Karen Albert Joint Revocable Trust dated the 25th day of April, 2024, to Shawn S. Kelley and Karen Albert on the 29 day of May, 2024.
3. Check one of the following: The deed is:
 - a. ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. ☒ XXX exempt from the deed recording fee because (See Information section of affidavit); #9 -- transferring from Trust to beneficiaries.
(If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.)
If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - a. ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.
 - b. ☐ The fee is computed on the fair market value of the realty which is .
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is .
5. Check Yes ☐ or No ☐ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may be subsequently waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: .
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$
 - b. Place the amount listed in item 5 above here: \$
(If no amount is listed, place zero here.)
 - c. Subtract line 6(b) from Line 6(a) and place result here: \$
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor/Seller
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN TO AND SUBSCRIBED BEFORE
ME this 29 day of May, 2024.



Notary Public for South Carolina
Heather M. Burnett
My Commission Expires: 9/15/2030
(Notary Seal)




Shawn S. Kelley, Trustee


Karen Albert, Trustee

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470, CONWAY,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Bellamy Law Firm

ADDRESS:

1000 29th Avenue North

Myrtle Beach, SC 29577

TELEPHONE: (843) 448-2400

FAX: (843) 448-2400

E-MAIL ADDRESS: bvaughn@bellamylaw.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 0.00

BRIEF PROPERTY DESCRIPTION: LOT TWENTY-ONE (21) OF ARCADIAN SHORES

TAX MAP NUMBER (TMS #), / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>KELLEY</u>	<u>SHAWN</u>	<u>S TRUSTEE</u>
2.	<u>ALBERT</u>	<u>KAREN</u>	<u>TRUSTEE</u>
	<u>FULL BUSINESS NAME</u>		
3.	<u>SHAWN S KELLEY AND KAREN ALBERT JOINT REVOCABLE TRUST DATED THE 25TH DAY OF APRIL,</u>		
	<u>2024</u>		

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>ALBERT</u>	<u>KAREN</u>	
2.	<u>KELLEY</u>	<u>SHAWN</u>	<u>S</u>

EXHIBIT 40-A

This map supercedes map of ARCADEIAN SHORES dated September 1964 and recorded in Plat Book 41, page 12, Clerk's Office, Horry County, S. C., and shows the location of Lot 1 of Block 3 according to actual survey and placement of corners. The right to these areas this is a tentative plan relinquishing easement to the State to clear same and to rearrange and relocate lot lines in the area inlaid, from Lake Shore Drive and to lay out and/or subdivide the portions lying between Lake Shore Drive and the Atlantic Ocean.

Drawings are not dedicated to the public by the filing of this map.

Robert Bellamy
R. L. Bellamy, C. E.

OCEAN LAKES INVESTMENT COMPANY

By: *James H. [Signature]*

Au Président

MAP
— OF —

Artadian Shores

Horry County South Carolina

A Residential and Commercial Subdivision. John A McLead, Inc.

Scale : 1"=100'

Nov. 1964

Robert L. Bellamy, C.E.

Recorded in Plat Book 42 at Page 42

TO OCEAN LAKE ROAD AND U.S. HIGHWAY 17

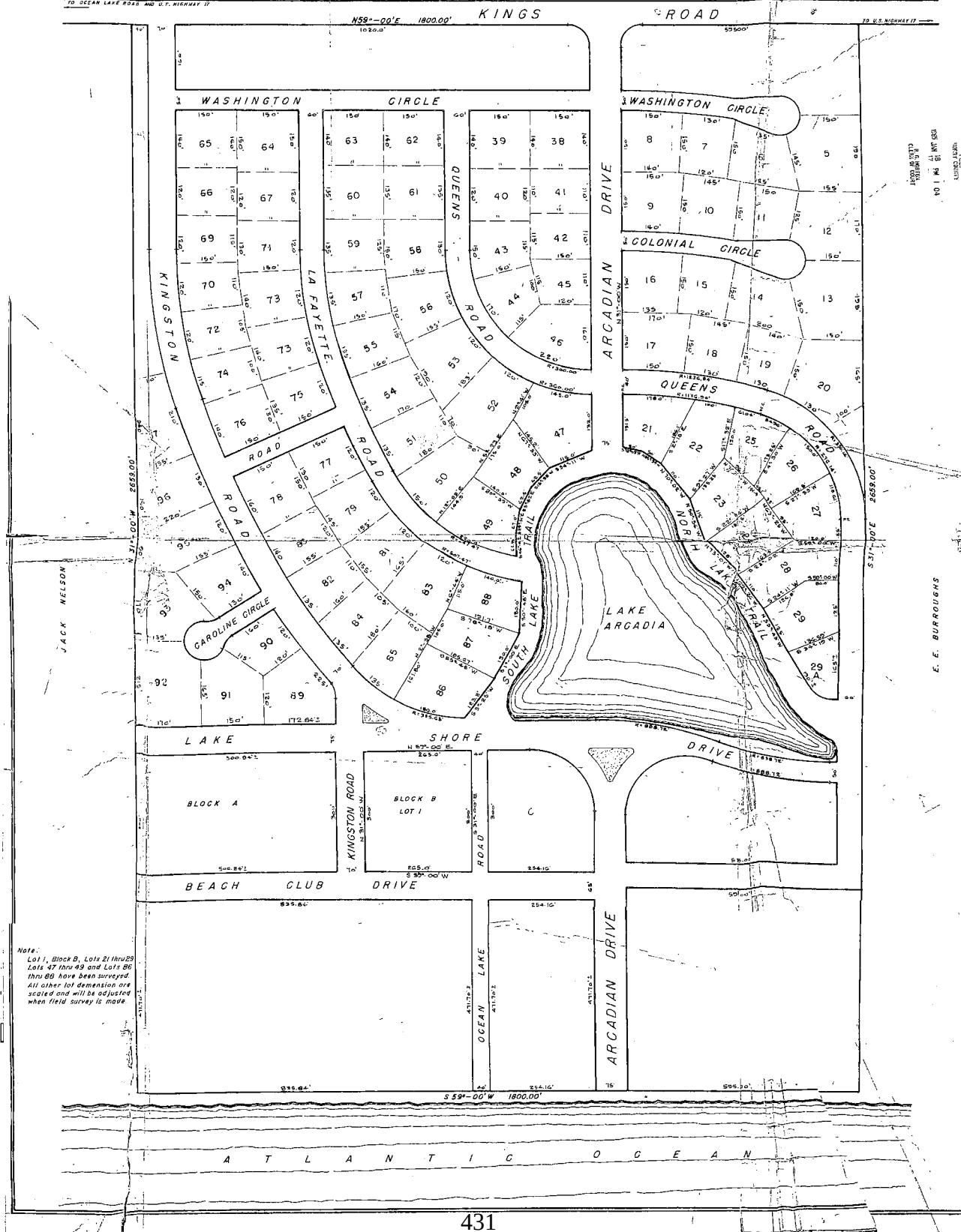


EXHIBIT 40-B

BB.54pg 135

NOTE BY DEVELOPER AND ENGINEER

This is a revised version of map of ARCADIAN SHORES and supplements the map of November 1964 filed in Clerk's office, Horry County in Plat Book 48 at page 62, so as to show relocation of that portion of Beach Club Drive lying to the northeast of Arcadian Drive, which said area had not been fully surveyed and appears as other prior. In revision, in all other respects this map is a reproduction of the map of November 1964.

Street area not deducted to the public by the filing of this map.

Robert L. Bellamy, Civil Engineer

Recorded in Plat Book

at page

OCEAN LAKES INVESTMENT COMPANY

By [Signature] President

Recorded in Plat Book 52 at Page 52.

75 BEAR LANE ROAD AND U.S. HIGHWAY 17

MAP
OF

Arcadian Shores

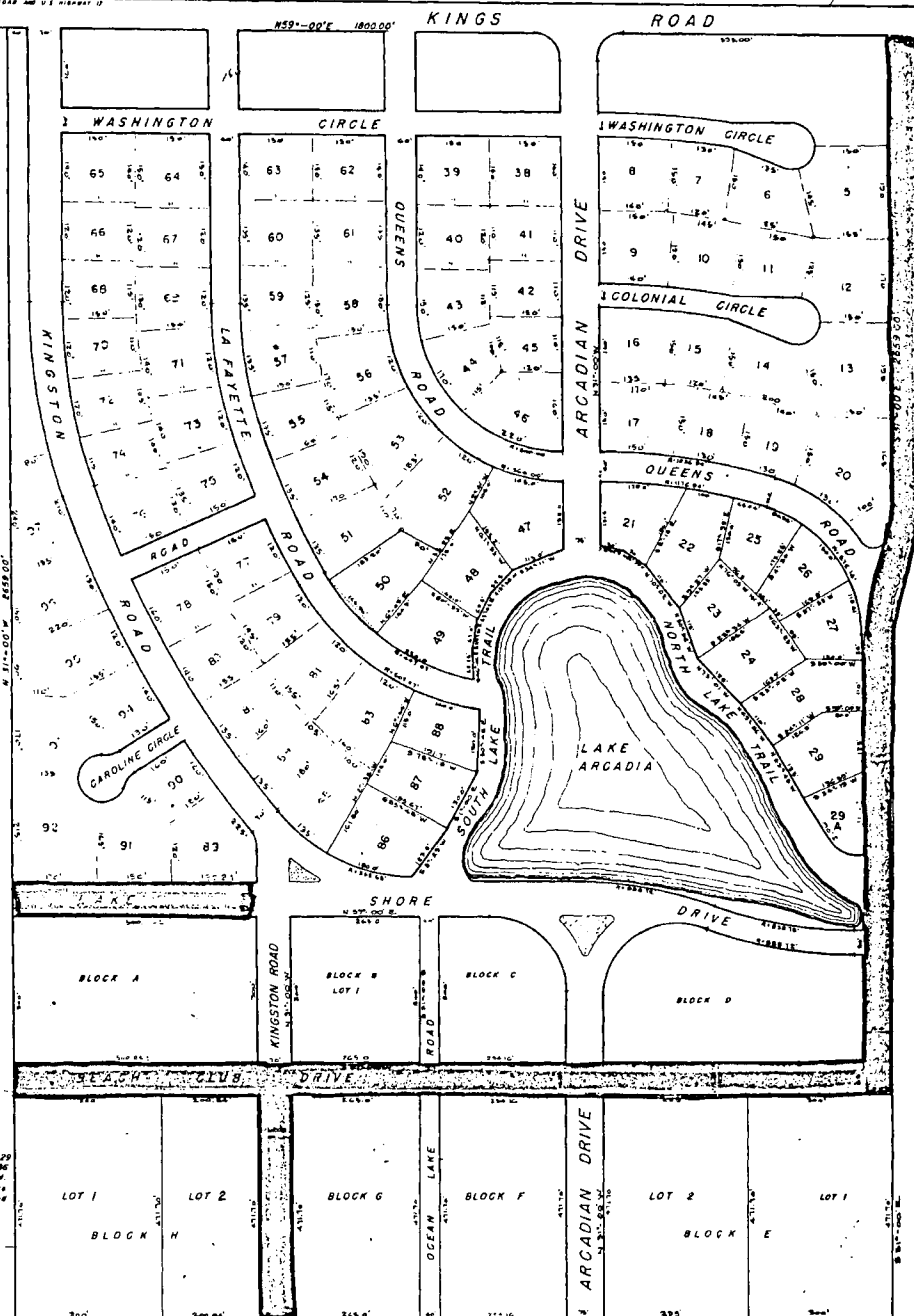
Horry County South Carolina

A Residential and Commercial Subdivision, John A. McLeod, Inc.

Nov. 1964 - Revised Feb 1965
Revised Oct 1967

Robert L. Bellamy, C.E.

Sheet #1



Notes:
Lot 1, Block B, Lots 21 thru 29
Lots 42 thru 49 and Lots 66
thru 69 have been surveyed.
All other lot dimensions are
scaled and will be adjusted
when final survey is made.

NOV 17 1967

FILED
HORRY COUNTY

EXHIBIT 41

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	FIFTEENTH JUDICIAL CIRCUIT
COUNTY OF HORRY	)	CIVIL ACTION NO.
	)	
R. Paul Benik, Jr., Anton F.B.R. Poster, Sr.,	)	
et al.,	)	
	)	
Plaintiffs,	)	
vs.	)	AFFIDAVIT OF PAUL BENIK
	)	
The Arcadian Incorporated of Myrtle	)	
Beach,	)	
	)	
Defendant.	)	
	)	

PERSONALLY APPEARED BEFORE me, the undersigned, who being duly sworn, deposes and states:

1. My name is Paul Benik. I am over the age of eighteen (18) years and competent to make this Affidavit based on my personal knowledge as a Homeowner in Arcadian Shores.
2. I graduated from Myrtle Beach High School in 1968.
3. I attended Clemson University from September 1968 to December 1970 and majored in mathematics.
4. I married Paula Diane Walters on November 25, 1971, and had two children: Haley Damron Benik and Rudolph Paul (R.P.) Benik III. We have been happily married for 53 years.
5. I am a party to the above-entitled action.
6. A copy of the Deed, marked **Exhibit "A"**, is attached hereto and incorporated by reference as part of this Affidavit. Attached hereto and incorporated by reference as part of this Affidavit is Deed filed on July 7, 2000, recorded in Deed Book 2279 at Page 0005 in the Horry County Register of Deeds.

7. This Affidavit is submitted in support of the allegations contained in the Plaintiffs' Complaint.

RELEVANT FACTUAL HISTORY

8. I worked for John A. McLeod, Inc. beginning in January of 1972. I became a licensed real estate agent in February of 1972. Julia L. Benik, my mother, was the corporate secretary of John A. McLeod, Inc. She was also a stockholder and corporate secretary of Ocean Lakes Investment Company, Inc. (OLIC), the developer of Arcadian Shores Subdivision. Mr. John McLeod was the chief operating officer of (OLIC).

9. In March of 1972, Archie S. Dargan, a local general contractor, and John Whitaker, of Venture Management, based in Winston-Salem, North Carolina, met with Mr. McLeod to negotiate the purchase of Block F of Arcadian Shores Subdivision, and develop Arcadian I, a 17-story high rise condominium, with John A. McLeod, Inc. as the exclusive real estate sales agency for the project. Within one year, the same was negotiated to build Arcadian II condominium on Block G.

10. Prior to the start of construction of Arcadian I, construction of the Myrtle Beach Hilton Hotel was underway.

11. In 1974, when Arcadian I was ready for occupancy, 28 residences were already built on the single-family restricted lots of the subdivision (**See Exhibit A**). The subdivision was designed as a beachfront community with multifamily resort development oceanward of Lake Shore Dr and restricted single-family lots west of Lake Shore Dr. It was usual, frequent and customary for homeowners of these residences to park their automobiles at the beach access points of Arcadian Drive, Ocean Lake Road and Kingston Road to enjoy the beach, as the subdivision

layout was designed, in order for all property owners of the subdivision to fully and conveniently enjoy the beach.

12. The stockholders of OLIC, including R. L. Bellamy whose firm originated the recorded subdivision plat, were long-time residents of Myrtle Beach, including founding board members of Coastal Federal Savings and Loan, a local S&L. Mr. John was the Chairman of the Board from its inception until his death in October of 1972. The subdivision layout as recorded followed the beach typical access plan of Myrtle Beach that the OLIC members were accustomed (public beach access points with room to park to enjoy the beach). But the roads of the subdivision were to remain private, not public. This gave OLIC full control of the subdivision as it was being built out.

As an example of such vision OLIC conveyed Kingston Road from Kings Road to Lake Shore Drive, to the State to meet lending requirements to develop the Myrtle Beach Hilton Resort Hotel. Another example is the removal of that part of Beach Club Drive between Block A and Block H, and Block D and Block E to accommodate the Hilton Resort and Sea Watch projects.

**FACTUAL HISTORY OF PERSONAL OWNERSHIP AND
USE OF CONDOMINIUM UNIT**

13. I purchased Unit 5C of the Arcadian I condominium in 1974. I was one of the first units to close in 1974. I also purchased Lot 39 in 1979 and Lot 79 in 2007.

14. Unit 5C was my primary residence until I sold it in 1979 and built my home on Lot 39 of the subdivision. As a permanent resident of Arcadian I, I personally witnessed homeowners of the subdivision continuing to park their vehicles at the beach access points on Arcadian Drive and at the crosswalk beach access point at the end of Ocean Lake Road. Such was usual, regular and customary.

15. Common grantor, OLIC, and John A. McLeod Inc set a real estate sales and rental office trailer on the north-east side of Arcadian Drive forward of Beach Club Dr toward the ocean, with parking for the unit in the Arcadian Dr R/W. Its purpose was an on-site office for lot and condo sales in the subdivision, and check-in/checkout and rental inquiry for weekly summer condo rentals in the subdivision. To the best of my recollection the sales and rental unit was installed from 1975 to 1983 before it was removed. Also, from time to time, I parked a 14' aluminum Lund boat with a 25-horsepower outboard motor at the rental office in the Arcadian Dr R/W, which I would launch from the beach to fish beyond the breakers. When launching and retrieving the boat I park my vehicle and trailer temporarily in the Arcadian Dr or Kingston Road R/W.

16. That part of Ocean Lake Road between Beach Club Drive to the beach crosswalk is a landscaped median separating finished ingress and egress roads to Arcadian I and II condominiums. This is because Arcadian I was completed and occupied while construction was ongoing on Arcadian II. A finished road access to Arcadian I was installed within the Arcadian I parcel. A construction entrance was installed on the Arcadian II parcel. Once Arcadian II was completed, the construction entrance to Arcadian II was upgraded. That part of Ocean Lake Road between Beach Club Drive to the entrances of Arcadian I and II parking was landscaped while Ocean Lake Road at the beach access point was paved with asphalt. OLIC permitted this because the condominium buildings were identical and gave a more pleasing appearance of one property. When the continuous seawall was later installed in front of Arcadian I, Ocean Lake Road and Arcadian II, a crosswalk with steps over the seawall was also installed for beach access.

John A McLeod Inc was a small real estate agency located 1220 N Kings Hwy in downtown Myrtle Beach. It consisted of an open real estate sales area with three desks occupied by Ray Johnston, John A McLeod Jr, and me, and three individual offices for John A McLeod Sr, William Ducan McLeod and Julia L Benik. I say this because the agency was a small shop. Arcadian Shores Subdivision was the primary source of real estate sales at that time. It was without question that everyone in the office new that the subdivision was designed so all property owners of the subdivision could to park at the beach access points. To this day there are recent MLS listings of Arcadian Shores Subdivision lots and single family properties that either express or imply beach access with the right to park.

I would like to point out that the Arcadian I condominium was the first oceanfront highrise condominium in South Carolina. The Myrtle Beach Hilton Hotel was the first hotel that Corporate Hilton managed, but did not own. Arcadian Shores Golf Course was built during this time and I understand that it was the first Golf Course designed by Robert Trent Jones' son, Reese Jones, independent of his father. The golf course was under a long term lease to the Lessees of the Myrtle Beach Hilton property. I mention these things because, while the surfaces of the interior roads servicing the single family lots of the Arcadian Shores Subdivision were unpaved Coquina dirt roads until 2004, the subdivision as a beach front community with beach access and abundant area to park, maintained a positive impact on lot values regardless of the high maintenance and poor quality of the unpaved roads.

In 1973 Sea Gate Villas was the first condominoium project to be completed in Arcadian Shores Subdivision. The developer was Warren Cromley. As you can see on the current arial photo vehicles are parked in the road R/W of Arcadian Dr, Lake Shore Dr, Ocean Lake Road and

Beach Club Dr. OLIC permitted this because the width of the roads R/W permitted parking without blocking the free flow of traffic throughout. Again, this was due to the planned layout of the roads of the in the beach front area, more than enough room for access, ingress, egress and parking for all subdivision property owners.

Between 1977 and 1979 OLIC built spec homes on lots 57, 67 and 69. The homes were exclusive listings of John A McLeod Inc and were sold as property in a private beachfront community with beach access points that included parking on the roads R/W. Same applies to Lot 74, on which a spec home was built by Buddy Hewitt of Hewitt Contruction, and John A McLeod Inc as the exclusive listing agent. Common sense tells one that the developer and owner of the roads R/W would not dare deter sales of its spec homes or other subdivision listings, by excluding the right to park at the beach access points, as the roads R/W are laidout in the plat, to accommodate parking without blocking ingress and egress for others. And, consider the negative impact to property values in a beach front community without the right to park. Who would want to walk more than a ½ mile to the beach, with chairs, beach umbrella, towels, children, children's toys, pets, etc in hand? No one! In this case ingress and Egress has no realistic meaning to access the beach without a non-esclusive right to park!

17. In 1981, Arcadian I encroached into the adjacent road right-of-way of Arcadian Drive and Beach Club Drive by installing a split-rail fence approximately 15 feet in the roads' right-of-way.

18. July Haile, owner of Lot 51, sued and won a Judgment against Arcadian I (the Haile Order). The Judgement states:

- a. All property owners of the subdivision have the same private easement rights because their deeds reference the recorded plats; and
- b. Arcadian I, its employees, agents and servants are permanently enjoyed from encroaching upon and interfering with another property owner's private easement rights.

19. My son, R. Paul Benik, Jr and my daughter, Haley Damron Benik were heirs to Lot 61 through my mother's estate at my direction. I later purchased Haley's interest in Lot 61. A copy of the Deed, marked **Exhibit "B"**, is attached hereto and incorporated by reference as part of this Affidavit. Attached hereto and incorporated by reference as part of this Affidavit is Deed filed on July 7, 2000, recorded in Deed Book 2279 at Page 0005 in the Horry County Register of Deeds.

20. Lot 39 is owned by my wife, Paula W. Benik, and this is where I reside. I had joint ownership in Lot 39 when it was purchased, but removed my interest in the title for professional liability risk management reasons. A copy of my Deed, marked **Exhibit "C"**, is attached hereto and incorporated by reference as part of this Affidavit. Also attached hereto and incorporated by reference as part of this Affidavit is Deed dated January 25, 1988, recorded Deed Book 1198 at Page 629 in the Horry County Register of Deeds.

21. On January 11, 1982, Ocean Lakes Investment Company, Inc. conveyed the remaining unsold and unrestricted parcels of the subdivision adjacent to Kings Road, with covenants restricting the parcels to residential use.

22. On June 14, 1982, in conjunction with its dissolution, Ocean Lakes Investment Company, Inc., by a corrective quit claim deed, conveyed to the numbered single family lot

owners, access, ingress and egress across the roads to the beach access points. Anton Poster was managing vice president of Ocean Lakes Investment Company, Inc. at the time of dissolution. I am sure he will testify that it was never the intent to eliminate any property owner of the subdivision the right to park at the end of Arcadian Drive, Ocean Lake Road and Kingston Road to access the beach.

23. At some point after the judgement a sign was installed at the intersection of Arcadian Drive and Beach Club Drive displaying the wording "Private Property," "Parking for Arcadian I and II Condominium Owners and Their Guests." ASSSF HOA Board brought this to the attention of Arcadian I. Arcadian I revised the wording to "Private Property," "Parking for Arcadian Shores Homeowners And Their Guests."

24. In 2000 the Arcadian Shores Special Tax District was established by ordinance as a compulsory way to fund paving, curbing and drainage infrastructure of the interior roads. Work was completed in 2004. Now that the formal road surfacing, curbing and drainage infrastructure was completed the road project resulted in an increase in real estate interest and sales activity.

25. With this new interest in the community, ASSSF HOA originated its own golfcart decal and a vehicle identification card beginning in 2007 to display on the vehicle's dash for the property owners and their guests. The HOA created its own identification system as a courtesy and convenience for beach front properties, to identify the subdivision property owners' golfcarts/vehicles, who were active members of the HOA. I have personally expanded the identification system to include the other properties of the subdivision. Decals and vehicle cards are available to all property owners.

26. The identification system worked basically without major issue until July 2020, when Arcadian I started issuing parking violations to property owners with the threat to tow. Arcadian I also insisted, at one point, that property owners sign a liability waiver to purchase an Arcadian I decal. Furthermore, there was no provision for property owners' family members and guests to park their vehicles.

27. In 2005, ASSSF HOA retained the Newby Law Firm to address our parking rights with the Myrtle Beach Hilton Hotel. Sometime between 2007 and 2009, I personally met with FelCor Lodging Trust, Inc. representatives, owners of the Myrtle Beach Hilton at that time, and presented the Haile Order supporting our parking rights at the end of Kingston Road. The Royal Palms HPR tower was completed. In that meeting, FelCor said that the county permitted FelCor to include the asphalt parking spaces in the Kingston Road R/W to determine the total number of condo units to be built. However, I left the meeting with the understanding that the hotel owners and staff recognized the Haile Order, and all property owners had a non-exclusive right to park at the Kingston Road beach access. Since then, there have been no parking issues with the Hilton regarding the Kingston Road beach access point.

28. Several property owners retained the Bellamy Law Firm to address the issues. Arcadian I agreed to accept our identification decals and vehicle cards (**See Exhibit "D"**) and is memorialized the meeting between Bellamy Law Firm and John Leiter, attorney representing Arcadian I.

29. Since 2023, Arcadian I has sold annual parking privileges to property owners outside the subdivision, and encroached into the Arcadian Dr R/W installing tow-away-way signs, a fence across part of Arcadian Drive, and signs that say "No Public Beach Access." And, recently,

had a property owner's golfcart, with our identification system displayed, towed from Arcadian Drive at the beach access point.

30. The issue with Arcadian I appears to be whether or not parking in the Arcadian Dr R/W is part of our private easement rights. If the intent of the subdivision developer was to give ingress and egress only and not the right to park at the beach access point, then why not provide a 10' foot easement starting at Beach Club Drive, instead of a 75-foot R/W to the beach. Such would increase the oceanfront footage of Block F by more than 25%, increasing its sales value by the same.

31. In summary, what we have now is Arcadian I intentionally and deliberately violating my private easement rights granted by the developer and the Hail Order by:

- a. Installing a barrier fence in the R/W;
- b. Posting tow-a-way signage in the R/W;
- c. Issuing warning tickets with the threat to tow if on does not purchase an Arcadian I decal;
- d. Signing a liability waiver;
- e. Recently choosing not to recognize the HOA and associated decals; while, at the same time:
- f. Allowing Ocean Ridge development property owners and others outside the Arcadian Shores Subdivision to park for an annual fee;
- g. Allowing its staff, cleaning crews and subcontractors the right to park in the R/W;
- h. Allowing overflow parking for its rental guest to park in the R/W;

- i. And refusing to issue Arcadian I decals to certain property owners of Arcadian Shores Subdivision.

32. The Hail Order with reference to Blue Ridge Realty vs Williamson has determined that ALL property owners, which includes Arcadian I property owners, have the same private easement rights. If so, then ALL either have the right to park, or ALL do not have the right to park. You cannot have it one way for one property owner and another way other property owners. Furthermore, while the Haile Order does not say one CAN park, it also does not say one CANNOT park.

33. The appurtenances that are part of the quit claim conveyance does not limit one to ingress and egress, only. The term “access” is included (access, ingress and egress). The term “access” can be broad and mean several things, which ultimately can be ambiguous. In context and considering surrounding circumstances, it means the right to park. Arcadian Drive is a 75’ R/W with approximately 24 feet of asphalt bordering 25.5 of R/W on either side with the ability to park perpendicularly to the asphalt without obstructing or interfering with ingress and egress of others, as it was purposed by the developer.

To meet code a parking space is 9’ by 19’ or 10’ by 20’. Using a 10’ by 20’ parking space, that part of Arcadian drive that we are addressing, can accommodate 36 parking spaces on the northeast side of the R/W, 31 parking spaces on the on the southeast side of the R/W, and have a whopping 35’ of unobstructed R/W (24’ paved) for the free flow of traffic. See the attachment included. That’s 67 parking spaces for autos. However, most subdivision properties access the beach with golf carts.

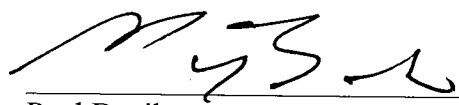
34. The closest single-family lot is 1,155 feet (3 football fields) to the Arcadian Dr boundary line at the beach access. My property is 2,885 more than ½ mile. It is unreasonable and absurd to have a beach front community where one must drive ¼ to ½ mile to the beach access point, unload one's vehicle, return the vehicle to his property, then take a ¼ to ½ mile hike back to enjoy the beach, then hike ¼ to ½ mile back to one's residence, drive back to the beach access point, load up the beach gear and return home. This is not access at all! And, it is definitely not the intent of the developer. The single-family lots were not sold under such restriction.

35. Also, in Blue Ridge Realty vs Williamson the judges' opinion includes the terms "use" of the roads "far and remote." "Use" is also broad and ambiguous in context similar to access. Again, the term "use" considering circumstances and situation surrounding Arcadian Dr supports the right of a non-exclusive right to park at the beach access when there is no obstruction or interference with the free flow of ingress and egress.

I affirm that the foregoing is true to the best of my personal knowledge or on information and belief. I understand that the penalty for intentionally providing false information involves prosecution for perjury and the penalties associated with doing the same.

(SIGNATURE PAGE TO FOLLOW)

FURTHER AFFIANT SAYETH NOT.


Paul Benik

SWORN to and subscribed before me this

24 day of July, 2025.

Vicki M CARROLL
Notary Public for the State of South Carolina

Vicki M CARROLL
Printed Name of Notary Public

My Commission Expires: 8/31/2026

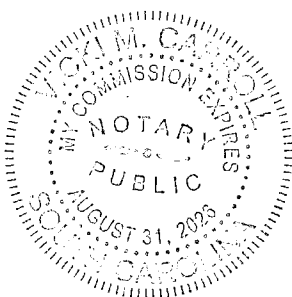


EXHIBIT 42

Deed BK. 734 Pg. 199

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

QUIT-CLAIM DEED TO REAL ESTATE

NOTED FILED
JAN 11 A 0:23
CLERK OF COURT
WILLIE G. RICHARDSON

WHEREAS, OCEAN LAKES INVESTMENT COMPANY, INC., a South Carolina corporation (hereinafter called "the Grantor"), is the developer of Arcadian Shores Subdivision (hereinafter called "the Subdivision"), situate between the Atlantic Ocean and Kings Road in Horry County, South Carolina, and being more fully shown on map of Arcadian Shores prepared by Robert L. Bellamy, C.E., dated November, 1964, revised February, 1965, further revised October, 1967, recorded in the office of the Clerk of Court for Horry County in Plat Book 42 at Page 62 (hereinafter called "the Subdivision Map"); and in Plat Book 54 at Page 135, and

WHEREAS, the Grantor is in the process of dissolution and wishes to convey to ARCADIAN SHORES SINGLE-FAMILY RESIDENTIAL HOMEOWNERS ASSOCIATION, INC., a South Carolina eleemosynary corporation, 304 Lafayette Road, Myrtle Beach, South Carolina 29577 (hereinafter called "the Grantee") certain common property and rights of access, for the use and benefit of the Grantees; and

WHEREAS, the Grantor and Grantees wish to preserve the rights of the Grantees and various owners of lots in the Arcadian Shores Subdivision to maintain access rights from said lots across roads in the Subdivision to and from the Atlantic Ocean and the beach fronting thereon;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Grantor, for and in consideration of the premises and also in consideration of the sum of Five and No/100 (\$5.00) Dollars to the Grantor in hand paid at and before the sealing and delivery of these presents by the Grantees above named, the receipt whereof is hereby acknowledged, has remise, released and forever quit-claimed and by these presents does remise, release and forever quit-claim unto the said Grantees, their respective successors and assigns, the following-described property:

All that certain piece, parcel or tract of land, situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, being the property shown on the Subdivision Map between the mean high water mark of the Atlantic Ocean and the southeastern most boundary line common to Blocks E, F, G, and H, and the terminuses of Kingston Road, Arcadian Drive, and Ocean Lake Road.

The area above conveyed can be used for recreational purposes only for the use and benefit of the lot owners, unit owners, and parties having a right to utilize the whole or any part of any property in Arcadian Shores. Furthermore, the area to be conveyed shall be maintained in its natural state at all times.

This is a portion of the property conveyed to the Grantor herein by Deed of Edward E. Burroughs dated March 17, 1964, recorded in the office of the Clerk of Court for Horry County on March 18, 1964, in Deed Book 303 at Page 408, as amended by Correction of Deed and Mortgage dated May 5, 1965, recorded in said Clerk's office on May 14, 1965, in Deed Book 326 at Page 137.

FILED
HORRY COUNTY
1982 JAN 11 A 0:23
WILLIE G. RICHARDSON
CLERK OF COURT

DB. 734-199

This conveyance is made expressly subject to all easements and restrictions of record, including those shown on any recorded map or plat.

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 Grantees, its successors and assigns forever, so that neither the said Grantor, nor its successors, nor any other person or persons, claiming under it 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.

8th WITNESS the execution of this Quit-Claim Deed this day of January, 1982.

WITNESSES:

OCEAN LAKES INVESTMENT
COMPANY, INC.

(Corporate Seal)

Carolyn K. Keys
Claudia Sims Patterson Turner

By: Anton Poster
Its: Vice President

Attest: Julia L. Benik
Its: Secretary

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared Carolyn K. Keys
and made oath that s/he saw the within-named Grantor, Ocean
Lakes Investment Company, Inc., by Anton Poster, its Vice-President,
and Julia L. Benik, its Secretary, Sign, Seal, and as its corporate
act and deed Deliver the within-written instrument; and that s/he
with Claudia Sims Patterson Turner, witnessed the
execution thereof and the corporate seal affixed thereto.

SWORN to before me this 8
day of January, 1982.

Claudia Sims Patterson Turner
Notary Public for South Carolina
My commission expires: 4-8-90

Carolyn K. Keys

NO RENUNCIATION OF DOWER: GRANTOR IS A CORPORATION.

EXHIBIT 43

18674. DUB. 750-345
 FILED
 HORRY COUNTY
 6-14-82
 2:04 PM
 2:04 PM
 STATE OF SOUTH CAROLINA
 COUNTY OF HORRY
 CLERK OF COURT
 CORRECTIVE
 QUIT-CLAIM DEED TO REAL ESTATE

WHEREAS, EDWARD B. BOWERS, JR., AS TRUSTEE FOR OCEAN LAKES INVESTMENT COMPANY, INC., a South Carolina corporation (hereinafter called "the Grantor"), is the trustee in dissolution for the developer of Arcadian Shores Subdivision (hereinafter called "the Subdivision"), situate between the Atlantic Ocean and Kings Road in Horry County, South Carolina, and being more fully shown on map of Arcadian Shores prepared by Robert L. Bellamy, C.E. dated November, 1964, revised February, 1965, further revised October, 1967, recorded in the office of the Clerk of Court for Horry County in Plat Book 42 at page 62 and in Plat Book 54 at page 135 (hereinafter collectively called "the Subdivision Map"); and

WHEREAS, by Quit Claim Deed to Real Estate dated January 8, 1982, recorded in said Clerk's office on January 11, 1982, in Deed Book 734 at page 196, Ocean Lakes Investment Company, Inc. purported to convey to the below named Grantee certain property located in the subdivision, delivery of which deed was refused and never accepted by the Grantee; and

WHEREAS, agreement has been resolved between the Grantor and Grantee concerning this Corrective Deed to take the place of the conveyance described above, which conveyance was never effective between the parties; and

WHEREAS, the OCEAN LAKES INVESTMENT COMPANY, INC. has been dissolved and the Grantor wishes to convey to ARCADIAN SHORES SINGLE-FAMILY RESIDENTIAL HOMEOWNERS ASSOCIATION, INC., a South Carolina eleemosynary corporation, 304 Lafayette Road, Myrtle Beach, South Carolina 29577 (hereinafter called "the Grantee") certain roads, a lake, and other common property and rights of access, to enforce restrictions and certain other rights for the use and benefit of members of the Grantee as set forth in its Certificate of Incorporation; and

WHEREAS, the Grantor and the Grantee wish to preserve the rights of the Grantee and various owners of lots in the Arcadian Shores Subdivision to enforce restrictions, and easements, and to maintain access rights from said lots across roads in the Subdivision to and from the Atlantic Ocean and the beach fronting thereon;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of the premises and also in consideration of the sum of Five and No/100 (\$5.00) Dollars to the Grantor in hand paid at and before the sealing and delivery of these presents by the Grantee above named, the receipt whereof is hereby acknowledged, has remised, released and forever quit-claimed and by these presents does remise, release and forever quit-claim unto the said Grantee, its successors and assigns, the following described property:

ROADS:

All those certain pieces, parcels or tracts of land, situate, lying and being in Dogwood Neck Township, Horry County, South Carolina, being the following named roads shown on the the Subdivision Map:

Lafayette Road from Kings Road to South Lake Trail;
 Queens Road (all);
 Washington Circle from Kingston Road to its end;
 Colonial Circle (all);

FILED
 HORRY COUNTY
 1982 JUN 14 PM 2:04
 BILLIE G. RICHARDSON
 CLERK OF COURT

DB. 750-345

BOOK 750 PAGE 345

345

Arcadian Drive from Kings Road to the
 intersection of South Lake Trail and North Lake
 Trail;
 South Lake Trail (all);
 North Lake Trail (all);
 Caroline Circle (all); and
 Unnamed "Road" connecting Kingston Road
 and Lafayette Road and separating lots 75 and
 76 from lots 77 and 78 on the Subdivision Map;

ALSO:

LAKE:

All that certain piece parcel or tract of land,
 situate, lying and being in Dogwood Neck
 Township, Horry County, South Carolina, being
 shown on the Subdivision Map as "Lake Arcadia",
 together with the strip of land surrounding said
 Lake Arcadia between Lake Shore Drive (as it
 may have been heretofore relocated in ways not
 shown on the Subdivision Map), North Lake Trail,
 South Lake Trail and said Lake Arcadia, together
 with all of the Grantor's riparian and other rights
 therein and rights to discharge therefrom;

ALSO:

COMMON AREA:

All that certain piece, parcel or strip of land
 situate and lying and being on the southwest side
 of Kingston Road, in Dogwood Neck Township,
 Horry County, South Carolina, between Kings
 Road and the northwestern boundary of lot 97 as
 shown on the Subdivision Map, which strip of
 land shall be maintained in its natural state by
 the Grantee;

ALSO:

EASEMENT RIGHTS:

A non-exclusive right and easement, in common
 with such others as may be entitled thereto, for
 access, ingress and egress to and from the
 numbered lots shown on said map to and from the
 Atlantic Ocean and the property abutting on the
 Atlantic Ocean, across the various streets, roads
 and common areas shown on the Subdivision Map
 (except for those portions of Beach Club Drive
 southwest of Kingston Road and Northeast of
 Arcadian Drive);

ALSO:

RIGHTS TO ENFORCE RESTRICTIONS, ETC.:

All of the Grantor's rights under recorded
 restrictions applicable to the numbered lots shown
 on the Subdivision Map to enforce any and all
 such restrictions, to modify lot lines and/or
 building lines, to approve lot resubdivisions, to
 approve or disapprove plans and specifications, to
 install or permit the installation of utilities, to
 make regulations permitted by the Subdivision
 restrictions and to enforce same, to regulate the
 use of Lake Arcadia, to grant to others the right
 to use Lake Arcadia and/or the water contained

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therein, and to bring actions at law or in equity to further enforce the Subdivision restrictions and/or to enforce and protect the rights herein assigned, transferred and conveyed.

This is a portion of the property conveyed to the Grantor herein by Deed of Edward E. Burroughs dated March 17, 1964 recorded in the office of the Clerk of Court for Horry County on March 18, 1964 in Deed Book 303 at page 408, as amended by Correction of Deed and Mortgage dated May 5, 1965, recorded in said Clerk's office on May 14, 1965, in Deed Book 326 at page 137.

This conveyance is made expressly subject to all easements and restrictions of record, including those shown on any recorded map or plat.

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

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

WITNESS the execution of this Corrective Quit Claim Deed this
8th day of ~~March~~, 1982.
June

WITNESS:

Alvin B. Bowers, Jr.
June E. Edwards

Edward B. Bowers, Jr.
Edward B. Bowers, Jr., Trustee for
Ocean Lakes Investment Company, Inc.

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as its act and deed deliver the within written instrument and that deponent with the other witness whose name is subscribed above witnessed the execution thereof.

SWORN to before me this 8th
June
day of ~~March~~, 1982.

Alvin B. Bowers, Jr.

June E. Edwards (SEAL)
Notary Public for South Carolina

My Commission Expires: 2/1/90

NO RENUNCIATION OF DOWER: GRANTOR IS A TRUSTEE

EXHIBIT 44

CORRECTIVE TITLE TO REAL ESTATE

Prepared By: Law Offices of John M. Leiter, PA

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

KNOW ALL MEN BY THESE PRESENTS,

WHEREAS, by Deed dated July 24, 2002, Arcadian Properties, Inc., a South Carolina Corporation, GRANTOR, conveyed to Arcadian I, Inc., GRANTEE, all that certain piece, parcel and lot of land as more particularly described below and as set forth in Deed Book 2502 at Page 0589, to which reference is hereby craved for a more complete and accurate description; and

WHEREAS, in said Deed, as aforesaid, the name of the GRANTEE was incorrectly set forth inasmuch as the correct name of the GRANTEE is The Arcadian Incorporated of Myrtle Beach; and

WHEREAS, by virtue of this Corrective Deed, the parties hereto intend and do therefore convey the property as described in said Deed Book 2502, Page 0589, as aforesaid, by correcting the name of the GRANTEE:

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that Arcadian Properties, Inc., a South Carolina corporation, hereinafter called Grantor(s), in the State aforesaid for and in consideration of the sum of FIVE DOLLARS and 00/10 (\$5.00), to it paid by The Arcadian Incorporated of Myrtle Beach, hereinafter called Grantee(s), (Receipt whereof is hereby acknowledged), has/have granted, bargained, sold and released; and by these persents, do/does grant, bargain, sell and release unto the said The Arcadian Incorporated of Myrtle Beach, its successors and assigns forever, in fee simple, the following described property, to wit:

All and singular, that piece, parcel or lot of land situate, lying and being in Horry County and State aforesaid, more particularly described as Parcel B containing 0.81 acres more or less, and more partiucarly shown on Plat entitled "SUBDIVISION PLAT OF PARCEL A & PARCEL B," prepared for Arcadian Properties, Inc. [sic] by Robert L. Bellamy & Associates, Inc. dated June 3, 2002 revised June 18, 2002 and recorded on July 29, 2002, in Plat Book

189 at Page 186, in the Office of the R.M.C. for Horry County,
reference to which is craved as forming a part of these presents.

Grantee(s) Addresses: 10200 Beach Club Drive, Myrtle Beach, SC 29572
TMS/PIN: 166-03-35-001
Property/Street Address: 10000 Beach Club Drive, Myrtle Beach, SC 29572

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of
record and otherwise affecting the property.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the
grantee, The Arcadian Incorporated of Myrtle Beach, its successors and assigns forever.

AND it does not hereby bind itself and its successors and assigns, to warrant and forever
defend all and singular the said premises unto the said Arcadian I, Inc., its successors and
assigns forever, in fee simple, against it and its successors and assigns, and all persons
whomsoever lawfully claiming, or to claim the same or any part thereof.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, this 24th
day of February, 2023.

Signed, Sealed and Delivered
in the Presence of:

GRANTOR:
ARCADIAN PROPERTIES, INC., a South
Carolina non-profit corporation,

By: Kingston Arcadian Association, Inc.

M. Cobb
By: Michael Cobb
Its: President

Dea. W. Canoute
Patricia H. Anderson

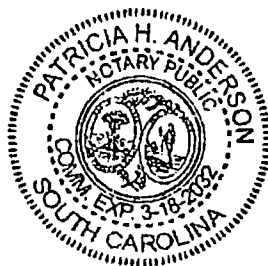
STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

) ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the above subscribed Grantor,
Arcadian Properties, Inc., a South Carolina non-profit corporation, by Kingston Arcadian
Association, Inc., by Michael Cobb, its President, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 24 day of Feb, 2023.



Patricia H. Anderson
Notary Public for the State of SC
My Commission Expires: 3/18/25

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, this 24th
day of February, 2023.

Signed, Sealed and Delivered
in the Presence of:

GRANTOR:
ARCADIAN PROPERTIES, INC., a South
Carolina non-profit corporation,

By: The Arcadian Incorporated of Myrtle
Beach

David Porter
By: David Porter
Its: President

Debbie Foxworth
Marion D. Foxworth III

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

) ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the above subscribed Grantor,
Arcadian Properties, Inc., a South Carolina non-profit corporation, by The Arcadian
Incorporated of Myrtle Beach, by David Porter, its President, personally appeared before me
this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 24th day of February, 2023.



Lisa W. Carrouth
Notary Public for the State of SC
My Commission Expires: 3/18/32

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, this 3rd
day of March, 2023.

Signed, Sealed and Delivered
in the Presence of:

GRANTOR:
ARCADIAN PROPERTIES, INC., a South
Carolina non-profit corporation,

By: Arcadian Two

Desiree Foxworth

Bill Bedsole

By: Bill Bedsole

Its: President

Marion D. Foxworth III

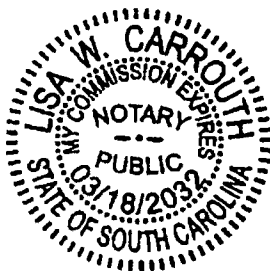
STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

) ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the above subscribed Grantor,
Arcadian Properties, Inc., a South Carolina non-profit corporation, by Arcadian Two, by Bill
Bedsole, its President, personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and seal this 3rd day of March, 2023.



Marion D. Foxworth III
Notary Public for the State of SC
My Commission Expires: 3-18-32

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, this 10th
day of March, 2023.

Signed, Sealed and Delivered
in the Presence of:

GRANTOR:
ARCADIAN PROPERTIES, INC., a South
Carolina non-profit corporation,

By: Sea Gate Villas Association, Inc.

Randy Laster
By: Randy Laster
Its: President

D. Foxworth
Marion D. Foxworth III

STATE OF SOUTH CAROLINA)

)

COUNTY OF HORRY)

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the above subscribed Grantor,
Arcadian Properties, Inc., a South Carolina non-profit corporation, by Sea Gate Villas
Association, Inc., by Randy Laster, its President, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 10th day of March, 2023.



Lisa W. Carrouth
Notary Public for the State of SC
My Commission Expires: 3-18-32

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 10000 Beach Club Drive, Myrtle Beach, SC 29572 , bearing Horry County Tax Map Number/PIN was transferred on March 10, 2023 by Arcadian Properties, Inc
166-03-85-001
3. Check one of the following: The deed is:
 - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because (See Information section of affidavit);
Sec. 12-24-10/Exemption #1 - consideration is equal to or less than \$100.00
(If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (b) ☐ The fee is computed on the fair market value of the realty which is _____
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes ☐ or No ☐ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: ____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$0.00
 - (b) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: \$0.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 15.00.

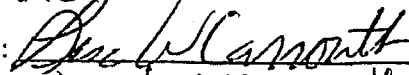
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Arcadian Properties, Inc., a South
Carolina non-profit corporation,

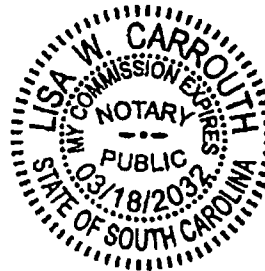
By: Sea Gate Villas Association, Inc.


By: Randy Easter
Its: President

SWORN to and subscribed before me this
10th day of March, 2023.

Notary signature: 
Notary (printed name): LISA W. CARROUTH

Notary Public for SC
My Commission Expires: 3-18-32



**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: The Floyd Law Firm - Real Estate

ADDRESS:

15 Highway 17 Business South
Surfside Beach, SC 29587

TELEPHONE: (843) 238-5141

FAX: (843) 238-5141

E-MAIL ADDRESS: bookkeeping@floydlaw.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 5.00

BRIEF PROPERTY DESCRIPTION: N Kings Hwy

TAX MAP NUMBER (TMS #) 166033500L / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

FULL BUSINESS NAME

1. ARCADIAN PROPERTIES, INC.

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

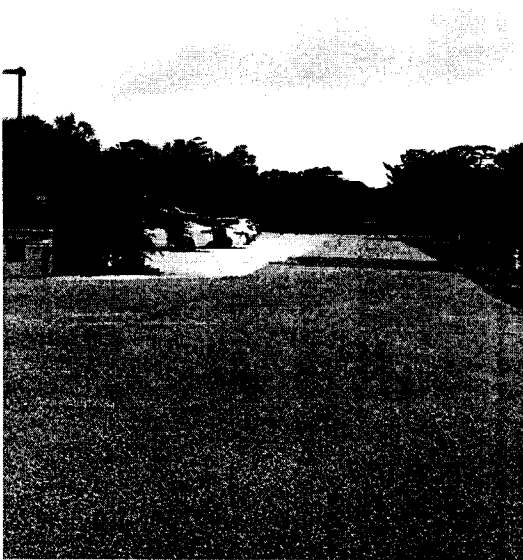
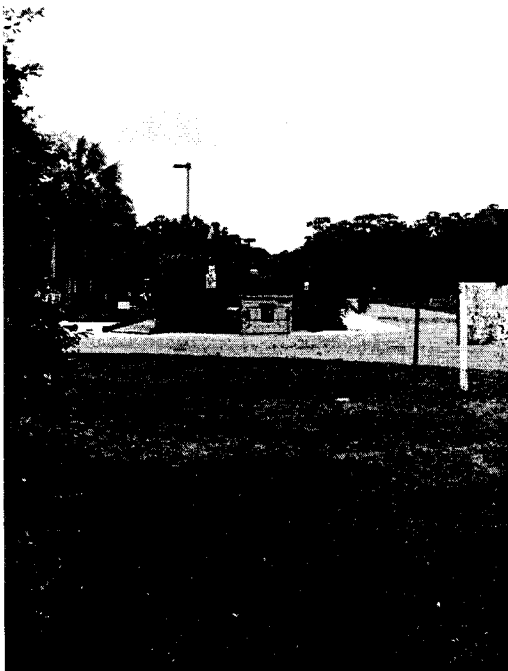
FULL BUSINESS NAME

1. THE ARCADIAN INCORPORATED OF MYRTLE BEACH

EXHIBIT 45



Streets



Write a description for your map.

Legend

- Bathhouse
- Feature 1
- Feature 2
- Sea Watch Resort

Google Earth

CLASSIC NOAA U.S. Navy NOAA GEBCO

100 ft



WARNING

✓ **MISSING/INVALID PARKING PASS**

 PARKED ON GRASS

 GOLF CARTS NOT ALLOWED

 ILLEGALLY PARKED

 HANDICAPPED PARKING

 PARKED WITHOUT PERMISSION

 INVALID PLATES, NO PLATES

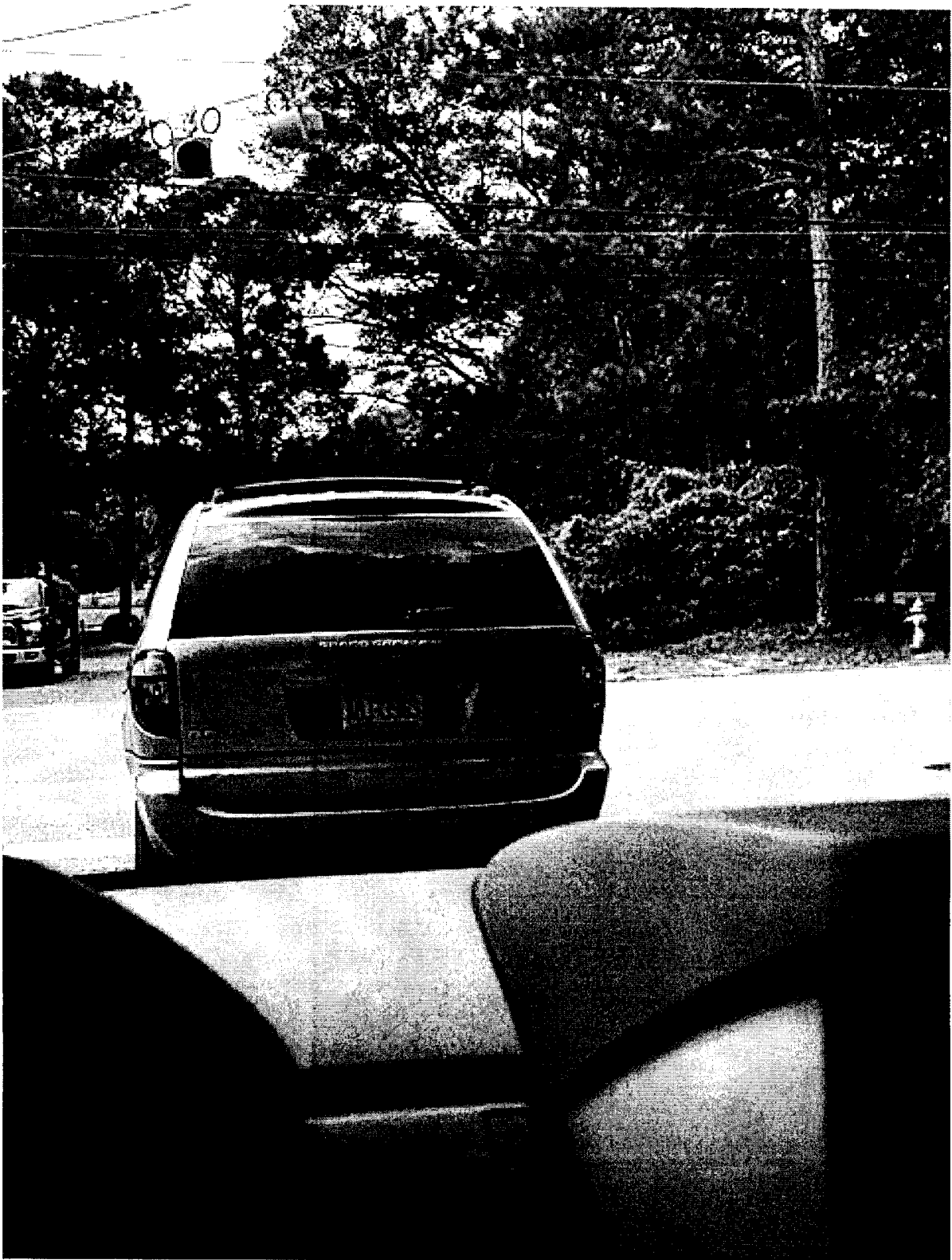
 DATE: 6-07-25 TIME: 3:06

VEHICLE WILL BE REMOVED IF NOT REMOVE

ON 6-07-26 BY 5:00 PM

ARDADIAN ONE 10200 BEACH CLUB DRIVE

PHONE 843-315-8516











Sent from my iPhone

EXHIBIT 46

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

IN THE COURT OF COMMON PLEAS

31

Julia S. Haile,)
Plaintiff,)
v.)
The Arcadian Incorporated of)
Myrtle Beach,)
Defendant.)

FINAL JUDGMENT AND
PERMANENT INJUNCTION

Civil Action No. 81-CP-26-18

FILED
HORRY COUNTY
APR 19 PM 2:04
CLERK OF COURT
BILLY G. RICHARDSON

This matter came for hearing before me on April 7, 1982, in open court in the Horry County Courthouse, Conway, South Carolina upon Order of Reference consented to by the attorneys for Plaintiff and Defendant herein. Both parties have stipulated in writing that this Court may enter a final judgment pursuant to the terms of S. C. Code Ann. § 15-31-10 (1981 Supp.), and have further advised the Court that they waive preparation of the transcript of the hearing pursuant to S. C. Ann. § 15-31-80 (1980 Supp.). At the hearing the Plaintiff was represented by Otis Allen Jeffcoat, III, Esquire of the law firm of Sherrill, Townsend, Moses & Jeffcoat, and the Defendant was represented by William W. DesChamps, Esquire.

This action was commenced by the Plaintiff, Julia S. Haile, on October 26, 1981 by service of a Summons and Complaint upon the Defendant. The Complaint seeks the order of this Court enjoining the Defendant from interfering with or encroaching upon the streets and roadways described in the Complaint, and further requiring the Defendant to remove so much of a split rail fence, catamaran, and other obstructions as described in the Complaint. Most of the evidence in testimony presented at the hearing before me is not disputed. After deliberation, I have concluded that the Plaintiff is entitled to the relief sought in her Complaint. From the testimony and evidence introduced at the hearing before me, I find and conclude as set forth below.

The Plaintiff is the owner of and resides upon Lot 51 in Arcadian Shores subdivision as shown on various recorded maps of that

subdivision. The Defendant, The Arcadian Incorporated of Myrtle Beach, is a non-profit South Carolina corporation established for the purpose of managing the Arcadian I condominium located within the same subdivision, within the block bounded by Arcadian Drive, Beach Club Drive, and Ocean Lake Road and the Atlantic Ocean as shown on the subdivision maps. In May of 1981 the Defendant erected a split rail fence twenty-five (25) feet into Arcadian Drive and Beach Club Drive from the property line of the parcel of land upon which Arcadian I Horizontal Property Regime is situate, and thus obstructed the roadway. Within several days thereafter, the Plaintiff, by and through her attorneys, notified the Defendant of her objection to the obstruction and demanded the immediate removal of the fence. After several months of exchanging correspondence, the Plaintiff ultimately commenced suit against the Defendant requesting the relief set forth above.

It is not disputed that the Plaintiff is the owner of her lot, that she purchased the lot in reliance upon the subdivision plat, which shows beach access and other access for all lot owners along Beach Club Drive and Arcadian Drive, and that the Plaintiff and numerous other lot owners in the subdivision have regularly and continuously used the streets and roads of the subdivision (including Arcadian Drive and Beach Club Drive) to gain access to the beach of the Atlantic Ocean, which is a major attraction and value to lot owners in the subdivision. It is also not disputed that the erection and maintenance of the fence obstruction is a major inconvenience to the Plaintiff and other lot owners, and on occasion completely blocks vehicular access to the beach and makes pedestrian traffic substantially less convenient.

The two witnesses appearing on behalf of the Defendant did not dispute the testimony of the Plaintiff, but instead offered various excuses and reasons for the erection and maintenance of the fence and indicated that the fence was not intended to be permanent. Some of the reasons advanced were the obstruction of construction traffic from property across Arcadian Drive from the Arcadian I condominium, the policing of trash in the area, the maintenance of a safe roadway, and the ease of landscaping in the area surrounding the Arcadian I condominium.

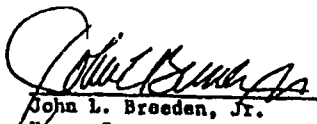
I find that none of these reasons, even if proved, are legally sufficient to justify the obstruction of the private roadways by a volunteer such as the Defendant. The Defendant has advanced no legally sufficient reason for carrying on any activities outside the property lines of the condominium Regime it is required by its charter and by-laws, and by applicable law, to administer.

Upon reflection, I find that the facts of this case come squarely within the facts and law outlined in the controlling case of Blue Ridge Realty Company, Inc. v Williamson, 145 S.E.2d 922 (1965), to the effect that the Plaintiff, as an owner of a lot sold and conveyed with reference to recorded plats of the Arcadian Shores subdivision, has private easements in all streets shown on the plats, and is entitled to an order enjoining owners of other lots or tracts in the subdivision from obstructing or encroaching upon such streets and requiring them to remove such obstructions that they have heretofore erected. Accordingly,

IT IS ORDERED ADJUDGED AND DECREED that the Defendant (1) remove the split rail fence, the catamaran described in the complaint, and any and other encroachments erected or maintained by the Defendant or those under its control, and (2) restore any remaining or resulting fence post holes to a safe condition, within fifteen days of the date of this Order; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Defendant, its agents, servants and employees be, and they hereby are, permanently enjoined from interfering with or encroaching upon the streets and roadways shown on the subdivision maps; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Plaintiff have judgment against the Defendant for the taxable costs and disbursements of this action.


John L. Broeden, Jr.
Horry County Master in Equity

Conway, South Carolina

April 1982

EXHIBIT 47

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	FIFTEENTH JUDICIAL CIRCUIT
COUNTY OF HORRY	)	CIVIL ACTION NO.
	)	
R. Paul Benik, Jr., Anton F.B.R. Poster, Sr.,	)	
et al.,	)	
	)	
Plaintiffs,	)	AFFIDAVIT OF ANTON F.B.R. POSTER, SR.
vs.	)	
	)	
The Arcadian Incorporated of Myrtle	)	
Beach,	)	
	)	
Defendant.	)	
	)	

PERSONALLY APPEARED BEFORE me, the undersigned, who being duly sworn, deposes and states:

1. My name is Anton F. B. R. Poster, Sr. I am over the age of eighteen (18) years and competent to make this Affidavit based on my personal knowledge as a Homeowner in Arcadian Shores.
2. I attended the University of South Carolina (mostly the Coastal Carolina branch in Horry County) and majored in business administration.
3. I graduated from Coastal Carolina in 1975.
4. I worked for the law firm of Dusenbury, Hendrix and Little for 5 years, Coastal Federal Savings and Loan for 13 years, and have been self-employed for 36 years as a residential and commercial real estate appraiser in the Myrtle Beach, Horry County, South Carolina area.
5. I am a party to the above-entitled action.

6. A copy of my Deed, marked **Exhibit "A"**, is attached hereto and incorporated by reference as part of this Affidavit. Also attached hereto and incorporated by reference as part of this Affidavit is Deed dated June 13, 2023, Recorded in Book 4690 at Page 2672 in the Horry County Register of Deeds as my wife transferred a Life Estate into my name.

7. This Affidavit is submitted in support of the allegations contained in the Plaintiffs' Verified Complaint.

**FACTUAL HISTORY OF PERSONAL OWNERSHIP AND
USE OF CONDOMINIUM UNIT**

8. My mother and father moved from New York to Myrtle Beach in 1950 and built a house next door to my mother's parents to the North of, but in the school district of, Myrtle Beach in 1950, in an ocean/beach front subdivision. My father, Gerbrand Poster, Jr., founded Coastal Federal Savings and Loan. He was the manager but felt that it was good idea to have someone else as the President. From the Board of Directors Mr. Robert E.L. Brown was chosen to be President. From the time that I was roughly twelve, once both my brother and sister were college bound, and on their ways to being adults, my father had me learning the ins and outs of elements of the business world. One summer he had me going downtown with him and spending the days with the surveying firm of Robert L. Bellamy so I could learn mapping aspects of real estate. Later, once I had graduated high school and was starting to attend the Coastal Carolina branch of U.S.C., he arranged for the real state law firm of Dusenbury, Hendrix and Little to hire me for the summer, although I ended staying with them for many years, so that I could learn real estate laws. Again, before and through the early and later 1960s I learned from my father that in those early days of the Savings and Loan its primary thrust was for residential real estate development. As I would

learn, in my youth and in business school and later as a “banker” myself, deposits are necessary for banking, but they sit on the liability side of the lending institution's balance sheet – the assets are loans. Thus, real estate development was of paramount importance in his mind, and Savings and Loans and their officers were originally created to assist with residential ownership in various types of subdivisions.

9. While going back and forth to work and while looking at properties which were to be funded my father loved detouring around and looking at the many properties he would find. Sometime in early 1964 I remember his once taking the family to the end of a street that stopped at the ocean and proudly declaring that the mostly bare knoll of land on which we sat would one day extend itself along the coast and likely become heavily developed - that land is now known as Shore Drive. Another time he drove my sister and me to school (on his way to his office) and took a rutted dirt path he had found which went from the Dunes Club to 38th Avenue North and talked about it possibly being a “real road” one day – that path is now Highway 17 Bypass. It was during one of his trips downtown that he came across another find lying between our subdivision and downtown. I remember his bringing me to show me what he declared should be a new Subdivision. He envisioned that it should be an ocean front subdivision, similar to where we lived, with its own beachfront area. What I remember was the view from where we parked from the Atlantic Ocean and a large lake. We were parked at what is now the entrance into Arcadian Drive from Kings Road and I was looking at Lake Arcadia.

10. My father contacted two members of his S&L Board, Bob Brown (mentioned above) and John McLeod. Mr. Brown had a wealthy wife and it was his job to find ways in which to invest her money. Mr. McLeod was a well-established and respected realtor. They bought the

ocean front acreage which would become Arcadian Shores, roughly 1/3 mile wide and one-half mile from Kings Road to the Ocean, from the Burroughs family (as in Burroughs and Collins Company and Burroughs and Chapin) and my father's "finding" the property bought him an ownership interest as a finder's fee. The developers became Ocean Lakes Investment Co. (OLIC, for short). Then, over the next year or so while driving to or from downtown Myrtle Beach, where I attended school and his work, we would sometimes come and park on the street becoming Arcadian Drive to enjoy the view and discuss the plans. On occasion Mr. Brown or Mr. McLeod would accompany us and they would park by the side of the paths to brainstorm.

11. Messrs. Brown, McLeod and Poster began to form their ideas for the new subdivision. In 1954, before Coastal Federal was founded in December of that year, Myrtle Beach was hit by Hurricane Hazel. One of the things that came to light from that occasion was that residential-style construction did not stand up very well against the force of a massive hurricane. Thus, it was determined that the residential portion of Arcadian Shores would sit "back" from the ocean by two blocks, and the first two blocks located on the ocean would be reserved for commercial grade/type improvements, such as high-rise hotels and also low-rise motels. Condominiums were a new concept, although the Kingston Arcadian H.P.R. was one of the first condominium projects in the area.

12. My grandfather (who, again, lived next door to us in our ocean front subdivision) had chronic back problems since becoming an adult (he would have been born in circa 1880 and thus been 68 when they built in 1948). This condition started to present itself in my mother in her 40's, and she eventually had severe back problems and limited mobility by the early mid 1960's, leading to surgery in the mid-60s. Therefore, as a member of the development firm OLIC, my

father was sensitive to the needs of various people, including those with children or infirm and/or disabled individuals who may have a need to drive to and park at the beach.

13. The parking widths of the roads in Arcadian Shores could and would allow for ingress and egress to the beachfront along with an access ability with parking for residents including disabled members of the proposed beachfront community. These multiple beach roads were considered to be acceptable for the new Subdivision since, in the case of Arcadian Shores, the ocean front roads were supporting a residential neighborhood with roughly 110 acres and 90 planned off-ocean lots. Whereas the Arcadian Shores Subdivision's plats were recorded at the Court House, the developers (again, Messrs. Brown, McLeod and Poster) were always careful to ensure that the roads would not be dedicated to the public but would remain available for the private use of owners and residents of the Subdivision for beach access and parking. Just as Mr. Robert Bellamy had and would plan and plat many of the ocean front neighborhoods owned and developed by the Burroughs family within the City Limits of Myrtle Beach the decision was made in Mr. Bellamy's platting the Arcadian Shores subdivision to have wide streets which would go all the way to the ocean and beach placed between blocks in order to allow for beach access for property that was not directly on the beach. These ideas together meant for Arcadian Shores, which had a large swath of available beachfront, to connect this beachfront to the residential area, and so a (75') wide road (Arcadian Drive) and a narrow (40') road (Ocean Lake Road), and eventually another wide (70') road (Kingston Road) were all planned and platted.

14. As stated, this was the procedure that was also used in Myrtle Beach proper, where "avenues" which ran perpendicular to the Ocean would continue going eastward/oceanward from Ocean Boulevard to the Atlantic itself and thus provide access and parking, at each avenue's end,

for residents of the city. The typical width of each of these avenues (in the City of Myrtle Beach) was sixty feet (60') and this width was adequate for parking as well as access, with a typical street/avenue allowing for 20' width of paving and an additional 20' "length" on each road's sides for car parking purposes. As such even a 40' wide road would be able to hold at least one car's length of parking spaces as well as the road itself. As in the City of Myrtle Beach, the Arcadian Shores' development plan meant for the roads, themselves, as well as their extra width of the roads, to be an asset and a value enhancement for all owners within the Subdivision by providing parking for all residents, as opposed to selling the maximum front footage to and for ocean front development with a few narrow walking paths to the ocean front left and allowed for the residents. If instead of the roadways there had been two or three 5' to 10' wide walkways placed going to the beach, to allow for foot traffic from the residential area of the Subdivision to the ocean frontage, and said frontage was clearly the most valuable portion of the tract, the amount of ocean frontage available for sale could have been increased by roughly 10%. It was felt that access and parking rights being available to all the properties within the neighborhood would produce a greater value impact for OLIC than this 10% increase in available ocean frontage, especially since OLIC itself was retaining the ownership of the actual ocean frontage.

15. My father had an aneurism in February 1972 and Mr. John McLeod passed away in October of that same year. My father then passed away in 1979. In between that time the new manager for Coastal Federal hired me (at the beginning of 1976) from Dusenbury, Hendrix and Little and I had become a loan officer. By the early 1980's various residential lots and ocean front and second row blocks within Arcadian Shores had been leased and/or sold, but OLIC had ownership of unsold lots and small parcels and all common elements, including all roads and the

beachfront. In 1980 Mr. Bob Brown, as then President of OLIC asked me to come in and take over as its operating officer, specifically charged with the duty to attempt to liquidate OLIC once and for all.

16. I negotiated the sale of the land leased to the Hilton Hotel to the Hilton itself. I had the unsold lots divided amongst the shareholders. By this time, I had been named the Chief Appraiser for Coastal Federal and had undergone extensive classes in appraisal theory and practice from the American Institute of Real Estate Appraisers. In order to be impartial, I allowed the McLeod Real Estate firm to assign a uniform value for all the remaining lots. Nonetheless, I was trained in real estate evaluation, especially for residential purposes. I was anxious, therefore, to maximize the possibilities of ownership for my mother, who was to receive several lots. Accordingly, I suggested that three of the four lots she was to receive be located on Kingston Road, since it was a road with direct access and parking to the beach. OLIC needed to continue paying for maintenance of the common areas or take a chance at losing property values for each and all of the lots which had been sold and/or divested from the corporation to the individual shareholders. Mr. Ralph Haile, an insurance agent who owned a house in the Arcadian Shores Subdivision, and who knew me from my loan officer days with Coastal Federal, contacted me; he was wondering if OLIC was preparing to give the common elements, including the beach access roads, to the county. I acknowledged to Mr. Haile that taking care of the paved roads in the neighborhood could be expensive to a small community. I let Mr. Haile know I would look into various ideas and get back to him. I persuaded the Hilton Hotel to take possession of the paved roads within the Subdivision - including the paved portions of Arcadian Drive, Ocean Lake Road, and the privately owned portion of Kingston Road, which led from the residential area of the Subdivision to the ocean and

beachfront along with the existing access rights over same. I was working with the local attorney Howell V. ("Skeets") Bellamy, Jr. in order to close out OLIC. I contacted Mr. Haile with information about the paved roads, and he assured me that he had enough people who were willing to band together and form an "after-the-fact" Homeowner's Association that could and would incorporate and be willing to take possession of the remaining elements of the lake and unpaved roads, paths and abutting tract. This was what Mr. Bellamy, and I had been waiting for and he had his firm do the paperwork so the Ocean Lakes Investment Corporation could be dissolved, which included a deed signed by me in January of 1982. In this process Mr. Bellamy and I wanted to protect the rights of the residential homeowners. This was essential to me since my disabled mother, who had to have hip surgery in 1970, had received the four mentioned lots within the Subdivision in 1981 and might choose to build within the neighborhood, and I had purchased one of those lots, on Kingston Road, from her in that same year. Having been raised in an ocean front subdivision and being familiar as an appraiser with the effects of these subdivision types, I knew that parking and access to a beach provided a valuable enhancement to ocean front communities/subdivisions. The rights to full access to the beach, including parking, was meant and intended to be transferred by deeds conveying both the beach, and access to the beach, including that deed which I signed in 1982, recorded in Deed Book 734, Page 196 (RMC for Horry County).

(SIGNATURE PAGE TO FOLLOW)

FURTHER AFFIANT SAYETH NOT.

Antoin F. B. R. Poster, Sr.
Antoin F. B. R. Poster, Sr.

SWORN to and subscribed before me this
2nd day of July, 2025.

Vicki M CARROLL
Notary Public for the State of South Carolina

Vicki M CARROLL
Printed Name of Notary Public

My Commission Expires: 8/31/2026

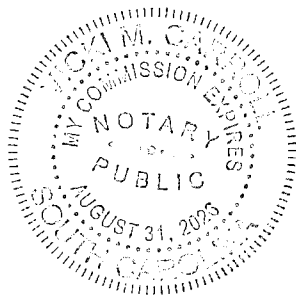


EXHIBIT 48

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	FIFTEENTH JUDICIAL CIRCUIT
COUNTY OF HORRY	)	CIVIL ACTION NO.
	)	
R. Paul Benik, Jr., Anton F.B.R. Poster, Sr.,	)	
et al.,	)	
	)	
Plaintiffs,	)	
vs.	)	AFFIDAVIT OF WILLIAM BELLAMY
	)	
The Arcadian Incorporated of Myrtle	)	
Beach,	)	
	)	
Defendant.	)	
	)	

PERSONALLY APPEARED BEFORE me, the undersigned, who being duly sworn, deposes and states:

1. My name is William George Bellamy. I am over the age of eighteen (18) years and competent to make this Affidavit based on my personal knowledge, experience and training, and expertise in the field of civil engineering.

2. I graduated from Myrtle Beach High School in 1960.

3. I attended Clemson University from September 1961 to December 1962 and majored in civil engineering.

4. I was registered and licensed with the State Board of Engineering for the State of South Carolina. Also, I was licensed with the State Board of surveying for the State of South Carolina.

5. I was employed by Robert L. Bellamy Associates, Inc., beginning in 1964 until I retired in 2019. I later became an owner and/or shareholder in the company and later became President.

6. I am not a party to the above-entitled action.

7. This Affidavit is submitted in support of the allegations contained in the Plaintiffs verified complaint.

RELEVANT FACTUAL HISTORY

8. The Subdivision known as Arcadian Shores (“the Subdivision”) is located in the unincorporated portion of Horry County, South Carolina. The Subdivision was planned, developed, and created by Ocean Lakes Investment Company, Inc. (“the Developer”) in the 1960s.

9. The Developer and Common Grantor, Ocean Lakes Investment Company, Inc. (“OLIC”) acquired the 109.8-acre land that became the Subdivision by deed dated March 17, 1967, recorded in Deed Book 303 at page 408, later corrected by deed dated May 5, 1965, recorded in Deed Book 326 at page 137.

10. I had an opportunity to personally work on the initial Maps of Arcadian Shores Subdivision while assisting my father Robert L. Bellamy, C.E. The first map of Arcadian Shores Subdivision was dated November of 1964, and revised in February of 1965, and was originally recorded on March 1, 1965 in the office of the Clerk of Court for Horry County in Plat Book 42 at page 62, and further revised and re-recorded on March 17, 1967 in the office of the Clerk of Court for Horry County Plat Book 54 at Page 135 records of Horry County, South Carolina.

11. The widths of Arcadian Drive (75’), Ocean Lakes Road (40’), and Kinston Road (70’) in Arcadian Shores Ocean Front Development Subdivision (“Arcadian Shores”) were specifically designed for ingress and egress and gaining access to the beachfront area, including parking in and along their beach access points and termination by homeowners who resided in Arcadian Shores Subdivision. These multiple beach access roads were considered to be acceptable

for the new Subdivision since, in the case of Arcadian Shores, the ocean front roads were supporting a residential neighborhood with roughly 110 acres and 90 planned off-ocean lots.

I affirm that the foregoing is true to the best of my personal knowledge or on information and belief. I understand that the penalty for intentionally providing false information involves prosecution for perjury and the penalties associated with doing the same.

FURTHER AFFIANT SAYETH NOT.

William George Bellamy
William George Bellamy

SWORN to and subscribed before me this
24 day of July, 2025.

Vicki M CARROLL
Notary Public for the State of South Carolina

Vicki M CARROLL
Printed Name of Notary Public

My Commission Expires: 8/31/2026

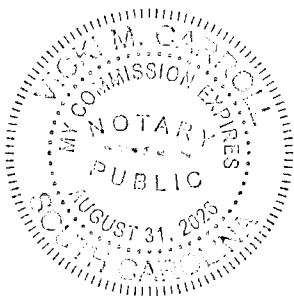


EXHIBIT 49

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

R. Paul Benik, Jr., Anton F. B. R. Poster, Sr.,
et al.,

Plaintiffs,

v.

The Arcadian Incorporated of Myrtle Beach,

Defendant.

COURT OF COMMON PLEAS
FIFTEENTH JUDICIAL CIRCUIT
Case No. 2025-CP-26-_____

AFFIDAVIT OF ALLEN JEFFCOAT

PERSONALLY APPEARED BEFORE ME the undersigned, who being duly sworn, deposes and states:

1. My name is Otis Allen Jeffcoat, III. I am over the age of eighteen (18) years and competent to make this Affidavit based on my personal knowledge, experience and training, and expertise in the field of real estate law and practice. I attended and graduated from Princeton University, from which I received an A.B. degree in Politics magna cum laude in 1970. I received a J.D. degree from the University South Carolina Law Center, Columbia, SC in 1973, where I was a member of the South Carolina Law Review and Editor of the law school newspaper. I am licensed to practice law in the states of South Carolina and North Carolina. A copy of my Curriculum Vitae ("CV") is attached hereto as **(Exhibit "A")** and incorporated by reference as part of my Affidavit.

2. I am not a party to the above-entitled action, and I am unrelated to any of the above-captioned members and/or partners of the various parties. IN this case, I have been retained to act as an expert witness and to render my opinion on the existence, nature, and scope of the Plaintiffs' access to Arcadian Drive, as described below.

3. I am the owner of the law firm of Jeffcoat Law, LLC (“Jeffcoat Law”) located in Myrtle Beach, South Carolina. My legal experience includes approximately fifty-one (51) years in the practice areas of commercial and residential real estate, business transactions, estate planning, probate administration, business litigation, probate litigation, elder law, environmental law, and bankruptcy law.

4. I have practiced law in Horry County and Georgetown County for more than forty-seven (47) years, have practiced in Richland County for four (4) years before that, have practiced in North Carolina for more than thirty-two (32) years, and have lived in Horry County for more than forty-eight (48) years. I have been involved in real estate cases and transactions all over South Carolina and in North Carolina. I have been developer and owners association counsel for many subdivisions similar to Arcadian Shores in Horry, Georgetown, Charleston, Beaufort, and other counties in South Carolina and in Brunswick County, North Carolina. In many instances, I have also examined the public records of the relevant counties.

My first work as a developer’s counsel (and law clerk) was on the Wildewood development in northeast Columbia (Richland County) in the early 1970s, which ultimately was developed into a 1,100-home subdivision on 1,600 acres.

My first work on subdivisions in Horry County similar to Arcadian Shores included The Forest at Briarcliffe subdivision, which contained several dozen homes. I then acted as counsel for the developer of the Myrtle Beach Golf & Yacht Club subdivision, a mixed-use subdivision on 1,100 acres in Horry County. I also have acted as developer’s local counsel for the Market Common development in Myrtle Beach, probably the largest mixed-use subdivision in Horry County.

I also acted as counsel for the developer of Longpoint, a large residential lot subdivision near Mount Pleasant in Charleston County.

I have also acted as developer's counsel in many similar residential or mixed-use subdivision and condominium projects in Horry, Charleston, Georgetown, and Beaufort counties, and in Brunswick County, North Carolina. In many cases, I drafted or assisted in drafting documents to create such projects.

5. In the course of my legal practice in Horry County, I have examined the title to dozens of properties in or near the Arcadian Shores Subdivision. I was counsel for the prevailing party in the case of Haile v. The Arcadian Incorporated of Myrtle Beach (described below), in which my client successfully enforced my client's easement rights as a lot owner in the streets and roads in the Subdivision, including Arcadian Drive. I am familiar with the physical layout of the Subdivision and have visited the Subdivision on many occasions.

6. This Affidavit is submitted in support of the allegations contained in Plaintiffs' Complaint (herein "the Complaint").

7. For the purposes of this Affidavit, I assume that the statements contained in the Complaint are true and correct.

RELEVANT FACTUAL BACKGROUND

Development Of Arcadian Shores Subdivision

8. The Subdivision known as Arcadian Shores ("the Subdivision") is located in the unincorporated portion of Horry County, South Carolina. The Subdivision was planned, developed, and created by Ocean Lakes Investment Company, Inc. ("the Developer") in the 1960s.

9. The Developer acquired the 109.8-acre land that became the Subdivision by deed dated March 17, 1967, recorded in Deed Book 303 at page 408, later corrected by deed dated May 5, 1965, recorded in Deed Book 326 at page 137.