

COLLETON COUNTY ASSESSOR

Tax Map:

357-05-00-002

Date: 07/23/2019

THOMAS W. HILL - BLB

Law Offices
DAVID L. HUGUENIN, PC
P.O. Box 211683
Martinez, GA 30917-1683
File No. 219-2220



2019004702

DEED
RECORDING FEES \$11.00
STATE TAX \$2502.50
COUNTY TAX \$1058.75

PRESENTED & RECORDED: 07-22-2019 09:46:15 AM

BK: RB 2762

PG: 19 - 23

DAVID L HUGUENIN, P C

P O BOX 211683

MARTINEZ GA 30917

DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

19-RE-402

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, I, John W. McAlhany, Sr., Grantor, in the State aforesaid, for and in consideration of the sum of Nine Hundred Sixty-Two Thousand Five Hundred and no/100 (\$962,500.00) Dollars, in hand paid at and before the sealing and delivery of these presents by Bernard M. McGahee, hereinafter Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations, and conditions ("Exceptions") set forth below unto the said Bernard M. McGahee, subject to the below stated Exceptions, my heirs, Successors and Assigns, the following described real estate, to wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements, rights-of-ways, all governmental statutes, ordinances, rules and regulations affecting the property.

Tract One: All that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in the Town of Edisto Beach, in the County of Colleton, State of South Carolina, containing 0.2456 acres, more or less, and being known and designated as Lot 3 Block V, as shown on a plat entitled "AN AS BUILT SURVEY OF 1406 PALMETTO BOULEVARD, LOT 3 BLOCK V LOCATED IN THE TOWN OF EDISTO BEACH, COLLETON COUNTY, S.C." prepared by Robert L. Frank, R.L.S. 4177, dated July 15, 2012, and recorded in the Office of the Register of Deeds for Colleton County in Plat Book 860 at Page 7. For

a more complete description, reference may be had to said plat.

Tract Two: All that certain piece, parcel or lot of land, situate, lying and being in the Town of Edisto Beach, in the County of Colleton, State of South Carolina, containing 0.2909 acres, more or less, and being known and designated as "Quit Claim Area", as shown on a plat entitled "AN AS BUILT SURVEY OF 1406 PALMETTO BOULEVARD, LOT 3 BLOCK V LOCATED IN THE TOWN OF EDISTO BEACH, COLLETON COUNTY, S.C." prepared by Robert L. Frank, R.L.S. 4177, dated July 15, 2012, and recorded in the Office of the Register of Deeds for Colleton County in Plat Book 860 at Page 7. For a more complete description, reference may be had to said plat.

This being the same property conveyed to John W. McAlhany, Sr. by deed of Katherine C. Mapp dated August 6, 2012, and recorded August 6, 2016, in Record Book 2039, at Page 241 in the Office of the Register of Deeds for Colleton County, South Carolina.

TMS# 357-05-00-002

**DISCLOSURE UNDER THE SOUTH CAROLINA
BEACHFRONT MANAGEMENT ACT**

BECAUSE OF THE PROXIMITY OF THIS PROPERTY TO THE ATLANTIC OCEAN AND BECAUSE THIS PROPERTY IS LOCATED IN PART SEAWARD OF THE SETBACK LINE AS DEFINED IN THE COASTAL MANAGEMENT ACT, S.C. CODE ANN. 48-39-10, ET. SEQ. (1976, AS AMENDED), ITS USE AND ENJOYMENT ARE REGULATED BY THE SAID COASTAL MANAGEMENT ACT. DUE TO THE LOCATION OF THE BASELINE AND SETBACK LINE IN RELATION TO THIS PROPERTY, CONSTRUCTION, RECONSTRUCTION/REPAIR AND MODIFICATION OF HABITABLE STRUCTURES, IMPROVEMENTS AND EROSION CONTROL DEVICES MAY BE EITHER PROHIBITED OR SEVERELY RESTRICTED.

This property is more fully shown on that certain plat entitled "AN AS BUILT SURVEY OF 1406 PALMETTO BOULEVARD, LOT 3 BLOCK V LOCATED IN THE TOWN OF EDISTO BEACH, COLLETON COUNTY, S.C." prepared by Robert L. Frank dated July 15, 2012, and recorded in the Office of the Register of Deeds for Colleton County in Plat Book 860 at Page 7, which plat is incorporated herein and made a part hereof by reference.

The location of the property in proximity to the setback line, the baseline and the seaward corners of all habitable structures referenced to the South Carolina State Plane Coordinate System (N.A.D.-1983) is shown on this plat.

The erosion rate for this property as furnished by the S.C. Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (DHEC-OCRM), is currently shown as from -0.30' (Erosion) at Mon. 2160 to -0.62 (Erosion) at Mon. 2165 on the plat referred to above based on information provided to the surveyor by DHEC-OCRM as of 10/09/09. All or part of the property is or may be within a velocity zone as determined by the Federal Emergency Management Agency. Velocity zones are determined by the Federal Emergency Management Agency and are subject to adjustment by that agency. The Act may also restrict the Grantees' rights to build, repair or rebuild structures on the property. No structure may be constructed seaward of the setback

line without a permit issued by the Office of Ocean and Coastal Resource Management, a division of the South Carolina Department of Health and Environmental Control. Pursuant to the Act, the locations of the baselines and interim and final setback lines are subject to change. The methodology utilized in determining the exact location of the setback lines and baselines on the property and the current applicable erosion rate may be obtained from the Office of Ocean and Coastal Resource Management, a division of the South Carolina Department of Health and Environmental Control. The methodology described above must be utilized in a case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines.

The foregoing is reasonably calculated to call attention to the existence of baseline, setback lines, the velocity zone and the erosion rate, and the location of the seaward corners of habitable structures. Grantor, by execution of this deed, and Grantee, by accepting delivery of this deed, agree that the foregoing Disclosure complies with the requirements of Section 48-39-330, Code of Laws of South Carolina for 1976, as amended.


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.

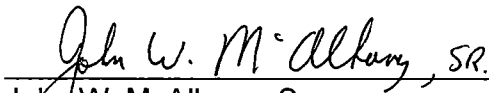
TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular, the said Premises before mentioned unto the said Grantee, his heirs, Successors and Assigns forever.

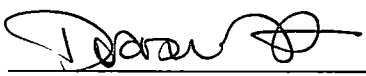
AND I do hereby bind myself and my heirs, Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, his heirs, Successors and Assigns, against myself, my heirs, Successors and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 10th day of July in the year of our Lord
two thousand nineteen.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


WITNESS
Print Name: Matthew K. Kizer

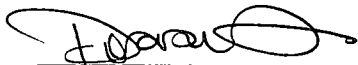

John W. McAlhany, Sr. (Seal)


WITNESS
Print Name: Dorcas M. Tuten

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 10th day of July, 2019,
by John W. McAlhany, Sr., who is personally known to me, or who was proved to me on the
basis of satisfactory evidence to be the person who executed the foregoing instrument.


Print Name: Dorcas M. Tuten
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: July 26, 2026

GRANTEE'S ADDRESS: 3736 Docksite Road
Edisto Island, South Carolina 29438

RETURN ORIGINAL DEED TO: Law Office of David L. Huguenin, P.C.
Post Office Box 211683
Martinez, Georgia 30917



STATE OF GEORGIA)
COUNTY OF COLUMBIA)

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 1406 Palmetto Blvd, Edisto Island, South Carolina 29438, bearing Colleton County, Tax Map Number 357-05-00-002, was transferred by John W. McAlhany, Sr. to Bernard M. McGahee on July 18, 2019.
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 _____ / No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section on 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 \$962,500.00.
- (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. (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:

- (a) Place the amount listed in Item 4 above here: \$962,500.00
- (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: \$962,500.00

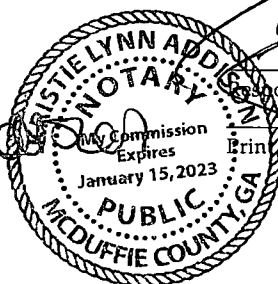
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$3561.25.

8. As required by Code Section 12-24-70, I state that I am a responsible person connected with the transaction as: Closing 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 18th day
of July, 2019.

Christie Lynn Addie
Notary Public for Georgia



Responsible Person Connected with the Transaction
Clinton M. Shearouse
Print or type the above name here