

COLLETON COUNTY ASSESSOR

Tax Map:

354-08-00-534

354-08-00-535

354-08-00-536

354-08-00-537

354-08-00-538

354-08-00-539

Date: 07/30/2019

THOMAS W. HILL - BLB

COLLETON COUNTY, SC	
2019004726	
DEED	
RECORDING FEES	\$10.00
STATE TAX	\$1.30
COUNTY TAX	\$0.55
07-22-2019	04:14:00 PM
DEBORAH H. GUSLER	
REGISTER OF DEEDS	
BK:RB 2762 PG:120-123	

AFTER RECORDING RETURN TO:

Resale Closings, LLC

211 South Schanck Avenue

Pen Argyl, PA 18072

File No. ERG0196C

This document prepared by:

Bo Roberts, Esq.

8421 Dorchester Rd

North Charleston, SC 29420

866-333-3081

TMS No.: 354-08-00-534 thru 354-08-00-539

WARRANTY DEED

STATE OF SOUTH CAROLINA

COUNTY OF COLLETON

THIS DEED made and entered into on this 12th day of July, 2019, by and between **Bruce Lee Flick and Bonnie Nicholas Flick, as joint tenants with right of survivorship**, whose address is 3650 McLean Avenue, Pensacola, FL 32514 hereinafter referred to as Grantor(s) and **Alric F. Cameron and Rosalie M. Cameron, husband and wife, as joint tenants with right of survivorship**, a mailing address of P.O. Box 976, Rialto, CA 92377, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Sixty-Two and 50/100 (\$162.50) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Colleton County, South Carolina:

A 84,000/42,714,000 undivided fee simple absolute interest in Units 454, 455, 456, 457, 458 and 459 as tenants in common with the other undivided interest owners of said Units in Building 5

of Fairway Terrace Condominiums Phase III and as recorded in Plat Book 623, Page 6, and is further described in the aforesaid Declaration of Horizontal Property Regime, Master Deed, and Bylaws, applicable hereto, as recorded in Book 423, Page 1, et seq., and any amendments and supplements thereto, all in the Office of the Clerk of Court of Colleton County, South Carolina, together with an undivided interest in the common areas as described in said Declaration, which undivided interest has been assigned 84,000 Fairshare Plus Points symbolic of said property interest. Said points shall be renewed only every Annual year for use in reserving property subjected to the terms of the Trust Agreement in such Each year.

LESS AND EXCEPT oil, gas, and other minerals.

RB BK 2762 PG 120

This conveyance is subject to and by accepting this Deed, each Grantee(s) do(es) hereby agree to assume the following:

1. Taxes for the current year and subsequent years;
2. Conditions, restrictions, limitations, reservations, easements, and other matters of record including but not limited to:
 - (a) That certain Declaration of Covenants and Restrictions of Oristo Property Owners Association, Inc., recorded in Book 195 at Page 310, as amended by that certain First Supplemental Declaration thereto recorded in Book 438 at Page 22 on December 28, 1988, and as may be further amended and supplemented;
 - (b) that certain Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to all property in the Oristo Subdivision on Edisto Beach, South Carolina, recorded in Book 195 at Page 347, as may further amended and supplemented;
3. Declaration of Horizontal Property Regime, Master Deed and Bylaws, as recorded in Book 423, Page 1, et seq., and as may be amended and supplemented;
4. Fairshare Vacation Plan Use Management Trust Agreement and Use Restriction, and any supplements or amendments thereto or hereafter filed; and Fairshare Vacation Ownership Assignment Agreement and Use Restriction;
5. Any liens created by a Grantee(s) failure to pay property owner's fees, dues and/or assessments.

DERIVATION: Being the same property conveyed to Bruce Lee Flick and Bonnie Nicholas Flick in a Corporation Deed from Wyndham Vacation Resorts, Inc., a Delaware Corporation, as Beneficial Owner and Fidelity National Title Insurance Company, a California Company, as Nominee recorded under Volume 2298, Page 185, Instrument Number 201500053154, recorded on 03/02/2015 in Colleton County, South Carolina.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Bruce Lee Flick
Bruce Lee Flick

Bonnie Nicholas Flick
Bonnie Nicholas Flick

Signed, sealed and delivered in the presence of:

Witnesses:

Charlie G. Ciccone
Signature
Print Name: Charlie G. Ciccone

Marvin Bascos
Signature
Print Name: Marvin Bascos

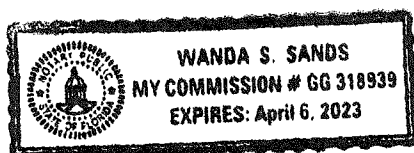
STATE OF Florida
COUNTY OF Escambia

I, Wanda S Sands, a Notary Public for the State of Florida do hereby certify that Bruce Lee Flick and Bonnie Nicholas Flick, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 12 day of Florida, 2019.

Wanda S Sands
Notary Public for the State of Florida
My Commission Expires: 4-6-2023

No title exam performed by the preparer. Legal description and party's names provided by the party.



STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

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 1 KING COTTON ROAD, EDISTO BEACH, SC 29438, bearing COLLETON County Tax Map Number 354-08-00-534 THRU 6, was transferred by BRUCE LEE FLICK AND BONNIE NICHOLAS FLICK to ALRIC F CAMERON AND ROSALIE M CAMERON on JULY 12, 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.)
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 162.50.
 - (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: 162.50
 - (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: 162.50
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : 1.85.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: KRISTA DENTITH AGENT FOR 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.

Krista Dentith
Responsible Person Connected with the Transaction

KRISTA DENTITH
Print or Type Name Here

SWORN to before me this 17th
day of July 2019
Jessica M. Wagner
Notary Public for PENNSYLVANIA
My Commission Expires: 8-6-2022

Commonwealth of Pennsylvania - Notary Seal
Jessica M. Wagner, Notary Public
Northampton County
My commission expires August 6, 2022
Commission number 1284844
Member, Pennsylvania Association of Notaries