Susan Kessler

Colleton County Register Of Deeds

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2025003340	
DEED (VAC TIMESHARE OWNERSHIP)	
RECORDING FEES	\$10.00
STATE TAX	\$19.50
COUNTY TAX	\$8.25
PRESENTED & RECORDED	
07/15/2025 08:16:22 AM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3459	
PG: 98-103	

SUSAN KESSLER REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

COLLETON COUNTY, SC
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BK:RB 3459 PG:98-103

Contract Number: 000220110407 This Instrument Prepared By: Ramona Harrington Edisto Beach, South Carolina Sales Price: \$7,450.00 The Village at Edisto Horizontal Property Regime T.M.S.:354-08-00 - \og

VACATION TIME SHARING OWNERSHIP DEED

STATE OF SOUTH CAROLINA COUNTY OF COLLETON

THIS VACATION TIME SHARING OWNERSHIP DEED, made this 6th day of February 2025, by and between **Pleasant Paul Deaton and Jacqueline P. Deaton as Joint Tenants with the right of Survivorship as at common law,** whose address is 1 KING COTTON RD, EDISTO BEACH, SC 29438, "Grantor(s)" Fidelity National Title Insurance Company, a Florida corporation, successor by merger with Lawyers Title Insurance Corporation, "Grantee" as Nominee for Wyndham Vacation Resorts, Inc., a Delaware corporation, whose address is 6277 Sea Harbor Drive,Orlando, FL 32821 and who has a principal office at Edisto Beach, South Carolina, of the County of Colleton and State of South Carolina, as Beneficial Owner, et al, under the terms and provisions of a Title Clearing Agreement dated May 27, 2004, as amended and restated;

WITNESSETH:

That the Grantor(s), in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration to them paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey, subject to the previous assignment of use, possessory and occupancy rights to Fairshare Vacation Owners Association, Trustee, recorded in Book 969, Page 241 pursuant to the terms and conditions of the Fairshare Vacation Plan Use Management Trust Agreement ("Trust Agreement") and recorded in Book 529, Page 135, et seq. and the restrictions, easements, and conditions contained in the Declaration of Horizontal Property Regime, Master Deed, and Bylaws applicable thereto, and amendments and supplements thereto all as recorded in the public records of Colleton County, South Carolina, unto the aforesaid Grantees, their heirs, devisees, successors and assigns the following described property:

Death Certificate Attached as Exhibit "A"

A 63,000/21,148,000 undivided fee simple absolute interest in Units 674 and 675 as tenants in common with the other undivided interest owners of said 13

of The Village at Edisto Horizontal Property Regime and as recorded in "As-Built Survey of Building 13 in Phase XII, The Village at Edisto Horizontal Property Regime owned by Fairfield Resorts, Inc. Located in Fairfield Ocean Ridge Edisto Beach, Colleton County, South Carolina," dated November 26, 2001, prepared by David Spell Surveying, recorded on March 20, 2002 in Plat Book 696, Page 10, and as further described in the aforesaid Declaration of Horizontal Property Regime, Master Deed, and Bylaws, applicable thereto, as recorded in , 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 126,000 Fairshare Plus Points symbolic of said property interest. Said points shall be renewed only every Biennial year for use in reserving property subjected to the terms of the Trust Agreement in such Even year.

Being part of or the same property conveyed to the Grantor(s) by Deed from

<u>FOURACIA Resorts Inc</u> recorded in the official land records for the aforementioned property on $10 \cdot 28 \cdot 1253$, at Deed Book/Page 1031/102 and being further identified in Grantee's records as the property purchased under Contract Number 000220110407.

This conveyance is subject to and by accepting this Deed, each Grantee does 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 , 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.

TO HAVE AND TO HOLD unto Grantees and Grantees' heirs, executors, administrators, successors and assigns forever; subject, however, to the restrictions, easements, and other conditions hereinabove contained. Authority is hereby given from each Grantor to Grantee or a designee of Grantee to execute any and all instruments necessary to effect the recordation of this Vacation Time Sharing Ownership Deed, including, by way of illustration, declaration of property value, affidavit of consideration, seller's tax declaration and correction of clerical errors.

And Grantor(s), do(es) hereby fully warrant the title of the property hereby conveyed and will defend the same against the lawful claims of all persons whomsoever.

The plural number as used herein shall equally include the singular and vice versa. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, Grantor(s) has caused these presents to be signed this $\frac{10}{10}$ day of <u>February</u>, 2025.

Signed, sealed and delivered in the presence of:

RB BK 3459 PG 100

Contract: 000220110407 DB

leasant four Deatox

Grantor: PLEASANT PAUL

Witness #1 S lempteman Print Name:

Witness #2 Signature Print Name: <u>LAURA KLAUKE</u>

STATE OF North Caroling COUNTY OF Wake COUNTY OF Wa

ACKNOWLEDGEMENT

2025 by The foregoing instrument was acknowledged before me this 10 day of [Pbruary]PLEASANT PAUL DEATON, who is personally known to me or has produced a photographic ID or driver's license as a type of identification and who did not take an oath.

i	Gina M Montana
	NOTARY PUBLIC
	Make County, NG
	My Commission Expires December 17, 2025

)) ss.

)

Signature: Ling / M Print Name: Ging M Montan Notary Public, State of NC Serial Number, if any: 2015355 My Commission Expires: 12-17

Veceaser **Grantor: JACQUELINE P DEATON**

Witness #1 Signature Print Name: _

Witness #2 Signature Print Name: _____

STATE OF

COUNTY OF

ACKNOWLEDGEMENT

) ss

The foregoing instrument was acknowledged before me this _____ day of by JACQUELINE P DEATON, who is personally known to me or has produced a photographic ID or driver's license as a type of identification and who did not take an oath.

Signature:
Print Name:
Notary Public, State of
Serial Number, if any:
My Commission Expires:

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 in Unit Number 0000, Unit Week Number(s) 00 in The Village at Edisto Horizontal Property Regime at 1 KING COTTON RD, EDISTO BEACH, SC 29438, bearing Colleton County Tax Map Number ______, was transferred by Warranty Deed from Pleasant Paul Deaton and Jacqueline P. Deaton to Fidelity National Title Insurance Company on 03/24/2025.

3. Check one of the following: The deed is

- (a) <u>X</u> subject to the deed recording fee as a transfer fee 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 as a distribution to a trust beneficiary.
- (c) _____ exempt from the deeding recording fee because (See Information section of affidavit); The deed is being reconveyed to Grantee.

(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) <u>X</u> The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$7,450.00.
- (b) _____ The fee is computed on the fair market value of the reality which is _
- (c) _____ The fee is computed on the fair market value of the realty established for property tax purposes which is ______.

5. Check Yes _____ or No \underline{X} to the following: A lien 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 6(a) and place result here: \$7,450.00
- 7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: <u>\$27.75</u>.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: an Authorized Representative of Wyndham Vacation Resorts. Inc..

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 24th day of March, 2025

Notary Public for Orange County, Florida My Commission Expires: 02/03/2026



IRIS DELGADO Notary Public State of Florida Comm# HH224331 Expires 2/3/2026

Responsible Person Connected with the Transaction <u>Ariel Rodriguez</u> Print or type the above name here

0

RB BK 3459 PG 102

CERTIFICATION OF VITAL RECORD • WAKE COUNTY, NO-REGISTER OF DEEDS

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This is to certify that this is a true and correct reproduction or abstract of the official record filed in this office.

Tammy L. Brunner Dammy Bunner

Witness my hand and official seal this the 16th day of October 2023 Printing specifications/security features

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Register of Deeds, Wake County

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