

Susan Kessler
Colleton County Register Of Deeds

As evidenced by the instrument number shown below, this document
has been recorded as permanent record in the archives of the
Office of the Colleton County Register Of Deeds



2025004621	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$1,222.00
COUNTY TAX	\$517.00
PRESENTED & RECORDED	
09/16/2025 10:50:40 AM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3483	
PG: 125-129	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

STATE OF SOUTH CAROLINA)

COUNTY OF COLLETON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Debra D. Demyan, Grantor, in the State aforesaid, for and in consideration of the sum of Four Hundred Seventy Thousand and 00/100 (\$470,000.00) Dollars, in hand paid at and before the sealing and delivery of these presents by John Daniel Arcaro, Sr., hereinafter Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations, and conditions ("Exceptions") set forth below unto the said John Daniel Arcaro, Sr., his Heirs, Successors, and Assigns, the following described real estate, to wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, conditions, limitations, affirmative obligations, agreements, easements, rights of way and restrictive covenants of record affecting said property, and subject to all applicable governmental statutes, ordinances, rules and regulations ("Permitted Exceptions").

UNIT 491, Building 3, of Egrets Pointe Townhouses, established pursuant to the Supplemental Declaration of Covenants and Restrictions for Egrets Pointe Townhouses, dated July 14, 1986, and recorded August 28, 1986, in Book 355, at Page 314, as amended by amendments recorded in Book 394, Page 109, and Book 3014, Page 15, and Record Book 3137, Page 134 in the records of Colleton County, South Carolina, and all Exhibits and Amendments thereto.

SUBJECT to all of the provisions of the aforesaid Supplemental Declaration and all Exhibits and Amendments thereto.

AND SUBJECT to all other restrictions, reservations, easements, and rights of way of record, including those as set out on the recorded map referenced in the Supplemental Declaration.

TOGETHER with all of the appurtenances thereto according to said Supplemental

Declaration and Exhibits and Amendments thereto, and the Grantee assumes and agrees to observe and perform its obligations under the Supplemental Declaration, and all Exhibits and Amendments thereto, including, but not limited to, the payment of assessments for the maintenance and operation of the unit and condominium.

This being the same property conveyed to Debra D. Demyan by deed of Egrets Pointe Townhouses Property Owners Association, Inc. dated November 11, 2021, and recorded November 15, 2021, in the Office of the Register of Deeds for Colleton County in Record Book 3034, at Page 334.

TMS#: 354-08-00-450

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 Grantor does hereby bind herself and her 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 herself and her Heirs, Successors, and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.)

WITNESS the Grantor's Hand and Seal this 12th day of September in the year of our Lord two thousand twenty-five.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Marie C. Bost

WITNESS

Print Name:

Marie C. Bost

[Signature]

(Seal)

Debra D. Demyan

[Signature]

WITNESS

Print Name: Dorcas M. Tuten

STATE OF SOUTH CAROLINA)

COUNTY OF COLLETON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 12th day of September, 2025, by Debra D. Demyan, 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.

[Signature]

Print Name: Dorcas M. Tuten

NOTARY PUBLIC FOR SOUTH CAROLINA

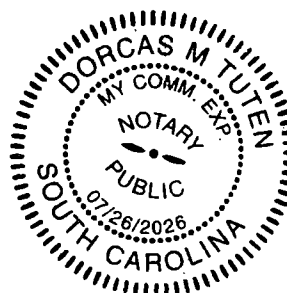
My Commission Expires: July 26, 2026

GRANTEE'S ADDRESS:

12382 Eagle Chase Way
Trinity, Florida 34655

RETURN ORIGINAL DEED TO:

Dorcas M. Tuten, Attorney
Post Office Box 1694
Walterboro, South Carolina 29488



STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

AFFIDAVIT (S.C. CODE SECTION 12-24-70)

Date of Transfer
September 12, 2025

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 491 Sea Cloud Circle, Edisto Island, SC 29438 bearing Colleton County Tax Map Number 354-08-00-450 was transferred BY Debra D. Demyan TO John Daniel Arcaro, Sr. on September 12, 2025.
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 #1)
4. Check one of the following if either 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 \$470,000.00.
 - (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 followings:
 - (a) \$470,000.00 Place the amount listed in item 4 above here
 - (b) \$ _____ Place the amount listed in item 5 above here
 - (c) \$470,000.00 Subtract Line 6(b) from Line 6(a) and place results here
7. As required by S.C. Code Section 12-24-70, this Affidavit is being signed by a responsible person 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 before me this
12 day of September 2025.


Dorcas M. Tuten

Sheree C Sherwood (SEAL)
Notary Public for South Carolina
My Commission Expires: 9-8-32

