



2020001988

DEED	
RECORDING FEES	\$15.00
STATE TAX	\$897.00
COUNTY TAX	\$379.50

PRESENTED &amp; RECORDED: 04-22-2020 12:29 PM

**BK: RB 2838****PG: 38 - 42**DORCAS M TUTEN  
ATTORNEY AT LAWDEBORAH H. GUSLER  
REGISTER OF DEEDS  
COLLETON COUNTY, SC

20-RE-136

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

KNOW ALL MEN BY THESE PRESENTS, that we, Michael R. Hart, Eugenia V. Hart, John C. McMichael, Jr. and Nancy V. McMichael, Grantors, in the State aforesaid, for and in consideration of the sum of Three Hundred Forty-five Thousand and no/100 (\$345,000.00) Dollars, in hand paid at and before the sealing and delivery of these presents by Andrew Shane Revill and Jennifer Hutchinson Revill, hereinafter Grantees, the receipt and sufficiency of which are hereby acknowledged, have 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 Andrew Shane Revill and Jennifer Hutchinson Revill, as joint tenants with the right of survivorship and not as tenants in common, subject to the below stated Exceptions, their Heirs, Successors, and Assigns, the following described real estate, to wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property.

All that lot, piece, or parcel of land, together with buildings and improvements, thereon situate, lying and being at Fairfield Ocean Ridge, Edisto Beach, Colleton County, South Carolina, and being shown and designated as Lot 33, on "Plat of Parcel K-K, Lots 1-48 at Fairfield Ocean Ridge. Located in the Town of Edisto

Beach, Colleton County, South Carolina" made June 19, 1985, and revised September 10, 1985, by G. Robert George & Associates, Inc. which said plat is recorded in the Office of the Clerk of Court of Colleton County in Plat Cabinet C, Slide 83, said plat being incorporated herein as a part of this description, with the said piece, parcel or lot of land having such size, shape, buttings, boundings and measurements as will by reference to the said plat more fully and at large appear.

This being the same property conveyed to Michael R. Hart, Eugenia V. Hart, John C. McMichael, Jr. and Nancy V. McMichael by deed of Alton Collie and Clifton Collie dated July 25, 2005 and recorded July 29, 2005 in the Office of the Clerk of Court for Colleton County in Record Book 1124 at Page 84.

TMS# 354-08-00-359

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 Grantees, as joint tenants with the right of survivorship and not as tenants in common, their Heirs, Successors and Assigns forever.

AND we do hereby bind ourselves and our Heirs, Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantees, as joint tenants with the right of survivorship and not as tenants in common, their Heirs, Successors and Assigns, against ourselves, and our Heirs, Successors and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantors' Hands and Seals this 21 day of April, in the year of our Lord  
two thousand twenty.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Addie C. Bonner  
WITNESS  
Print Name: Addie C. Bonner

Michael R. Hart (Seal)  
Michael R. Hart

Dorcas M. Tuten  
WITNESS  
Print Name: Dorcas M. Tuten

Eugenia V. Hart (Seal)  
Eugenia V. Hart

STATE OF SOUTH CAROLINA )  
COUNTY OF Colleton )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 21 day of April, 2020,  
by Eugenia V. Hart and Michael R. Hart who are personally known to me, or who were proved  
to me on the basis of satisfactory evidence to be the persons who executed the foregoing  
instrument.




Dorcas M. Tuten  
Print Name: Dorcas M. Tuten  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 7/26/2026


GRANTEE'S ADDRESS: 33 Battery Park Road  
Edisto Island, South Carolina 29438


RETURN ORIGINAL DEED TO: Dorcas M. Tuten  
Post Office Box 1694  
109 Carn Street  
Walterboro, South Carolina 29488

WITNESS the Grantors' Hands and Seals this 21 day of April, in the year of our Lord two thousand twenty.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
WITNESS  
Print Name: Addie C. Bonner

 (Seal)  
John C. McMichael, Jr.


  
WITNESS  
Print Name: Dorcas M. Tuten

 (Seal)  
Nancy V. McMichael

STATE OF SOUTH CAROLINA           )  
  )  
COUNTY OF Colleton                   )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 21 day of April, 2020, by John C. McMichael, Jr. and Nancy V. McMichael who are personally known to me, or who were proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instrument.

  
Print Name: Dorcas M. Tuten  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 7/26/26

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF COLLETON )

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

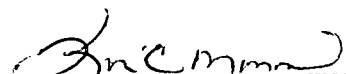
Date of Transfer  
April 21, 2020

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 33 Battery Park Road, Edisto Island, SC 29438 bearing Colleton County Tax Map Number 357-08-00-359 was transferred BY Michael R. Hart, Eugenia V. Hart, John C. McMichael, Jr. and Nancy V. McMichael TO Andrew Shane Revill and Jennifer Hutchinson Revill on April 21, 2020.
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 #)
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 \$345,000.00.
  - (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) \$345,000.00 Place the amount listed in item 4 above here
  - (b) \_\_\_\_\_ Place the amount listed in item 5 above here
  - (c) \$345,000.00 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  
21 day of April, 2020.

  
Dorcas M. Tuten

 (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 11/16/24

