



2020001988

DEED	2020001000
RECORDING FEES	\$15.00
STATE TAX	\$897.00
COUNTY TAX	\$379.50

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

BK: RB 2838

PG: 38 - 42

**DORCAS M TUTEN
ATTORNEY AT LAW**

DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

20-RE-136

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

TITLE TO REAL ESTATE

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

Dorcus M. Tuten

WITNESS
Print Name: Dorcus 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.



Dorcus M. Tuten

Print Name: Dorcus 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:

Debbie C. Bonner

WITNESS

Print Name: Addie C. Bonner

John C. McMichael, Jr. (Seal)



WITNESS

Print Name: Dorcas M. Tuten

Nancy V. McMichael (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:

Sworn to before me this
21 day of April, 2020.

Dorcas M. Tuten

Notary Public for South Carolina
My Commission Expires: 1/14/24

