

Augusta C Murphy
Auditor, Lancaster County, SC

2025009102

DEED
RECORDING FEES \$15.00
STATE TAX \$1255.80
COUNTY TAX \$531.30

PRESENTED & RECORDED:

07-11-2025 02:58:22 PM

BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: DAVID HUGHES

BK: DEED 1941

PG: 308 - 311

LANCASTER COUNTY ASSESSOR

Tax Map:

0010A 0B 089 00

Drawn By: McMillan, Psaroudis & Markey PA JH
Title Insurance Company: Blackhawk Title, LLC
Brief Legal: Lot 89, Bridgemill, Phase 5, Map 2, Plat Book 2019, Page 762
Tax Parcel No.: 0010A-0B-089.00

STATE OF SOUTH CAROLINA

DEED TO REAL PROPERTY

COUNTY OF LANCASTER

KNOW ALL MEN BY THESE PRESENTS, That **Antoine E. Khoury and Virginia S. Khoury** (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of Four Hundred Eighty-Two Thousand Eight Hundred Fifty And No/100 Dollars (\$482,850.00) to the Grantor paid by **Michael J. Thomas and Christine L. Thomas, as joint tenants with rights of survivorship and not tenants in common** (hereinafter whether singular or plural the "Grantee"), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee the following described property:

All that certain piece, parcel or lot of land lying, being and situate in Indian Land Township, County of Lancaster, State of South Carolina, and being described as Lot 89 of Bridgemill Subdivision, Phase 5, Map 2 as shown on plat recorded in Plat Book 2018 at Page 129 and on plat entitled "Physical Survey for Lot 89, Bridgemill, Phase 5 Map 2 for Virginia Khoury & Antoine Khoury" prepared by Eastover Land Surveying Company recorded December 11, 2019 and recorded in Plat Book 2019 at Page 762 in the Office of the Register of Deeds for Lancaster County, South Carolina; which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear.

DERIVATION: This being the identical property conveyed to Antoine E. Khoury and Virginia S. Khoury from Pulte Home Corporation by Deed recorded in Deed Deed Book 1278, Page 277 in the Office of the Register of Deeds for Lancaster County, South Carolina.

This conveyance is made subject to all easements, restrictions and rights of way, if any, appearing of record in the chain of title of the subject property or visible upon an actual, physical inspection of the subject property.

Grantee's Address: 4028 Woodsmill Road, Indian Land, SC 29707
Property Address: 4028 Woodsmill Road, Indian Land, SC 29707

TOGETHER with 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 all and singular the premises before mentioned unto the said Grantee, and the Grantee's Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs and Assigns, against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 5th day of July, 2025.

Signed, Sealed and Delivered
in the Presence of

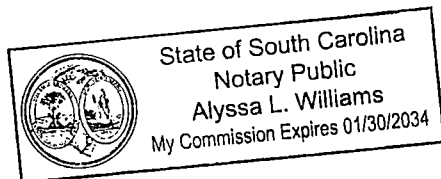
Witness Colleen Murphy Antoine E. Khoury
Witness Trevian Tanner Virginia S. Khoury

STATE OF South Carolina

COUNTY OF Horry

I, Alyssa L. Williams, a Notary Public for the County of Horry, State of South Carolina certify that Antoine E. Khoury and Virginia S. Khoury either personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this July 5, 2025.

Alyssa L. Williams
Printed Name: Alyssa L. Williams
My Commission Expires: 01/30/2034



STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 4028 Woodsmill Road, Indian Land, SC 29707 bearing Lancaster County Tax Parcel Number 0010A-0B-089.00, was transferred by Antoine E. Khoury and Virginia S. Khoury to Michael J. Thomas and Christine L. Thomas, as joint tenants with rights of survivorship and not tenants in common on July 10, 2025.
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 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.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ☐ or No ☒

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 \$482,850.00.
 - 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 ☒ 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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:

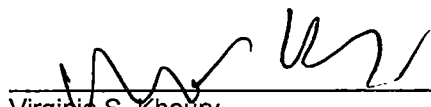
a. Place the amount listed in the item 4 above here:	\$ 482,850.00
b. Place the amount listed in item 5 above here: (if no amount is listing, place zero here.)	\$ 0.00
c. Subtract Line 6(b) from Line 6(a) and place the result here:	\$ 482,850.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$1,787.10

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

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.


Antoine E. Khoury
Responsible Person Connected with the Transaction


Virginia S. Khoury
Responsible Person Connected with the Transaction

STATE OF South Carolina

COUNTY OF Horry

I, Alyssa L. Williams, a Notary Public for the County of Horry, State of South Carolina certify that Antoine E. Khoury and Virginia S. Khoury either personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this July 5, 2025.


Printed Name: Alyssa L. Williams

My Commission Expires: 01/30/2034

