

**FELICIA SIMON
FLORENCE COUNTY
REGISTER OF DEEDS**

180 N. Irby St ~ Florence, SC 29501 (843) 665-3032

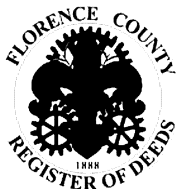
***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2025012397	
Receipt Number:	23150	Return To:
Recorded As:	EREC-DEED	
Recorded On:	September 18, 2025	
Recorded At:	10:50 AM	Received From:
		Parties:
Book/Page:	DMA 1177: 1105 - 1109	Direct- Great Southern Homes, Inc.
Total Pages:	5	Indirect- Jeffrey D. Hawse

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	\$15.00
Consideration:	\$386,647.00
County Tax:	\$425.70
State Tax:	\$1,006.20
Tax Charge:	\$1,431.90



Prepared By:

McAngus Goudelock & Courie, LLC
181 E. Evans Street
Florence, SC 29506
28739.25012HAWSE

PROPERTY DESIGNATED AS:
PARCEL: 00274-01-357

SPLIT FROM:
BY FLORENCE COUNTY ASSESSOR'S OFFICE - MP

Space above this line reserved for Recording information

THE STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF FLORENCE)	(Special Warranty Deed)

KNOW ALL MEN BY THESE PRESENTS, that Great Southern Homes, Inc., (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED EIGHTY-SIX THOUSAND SIX HUNDRED FORTY-SEVEN AND NO/100 DOLLARS (\$386,647.00)**, to it paid by Jeffrey D. Hawse and Wendy S. Hawse, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency of which is here acknowledged, **subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats**, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, **as Joint Tenants with Right of Survivorship and not as Tenants in Common**, Grantee's heirs, successors and assignees forever:

All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being in the County of Florence, State of South Carolina and being shown as Lot 4 on a plat designated as "Final Plat of 15 Lots (known as Southern Columns) located East of the City of Florence, being a division of that property designated as Tax parcel 00274-01-015" prepared for Forest Lake Shores, LLC by Nesbitt Surveying Co., Inc. dated August 13, 2024, revised September 5, 2024 and recorded September 27, 2024 in Plat Book 108 at Page 1041; in the Office of the R/D for Florence County; and having the same boundaries and measurements as shown on said plat. All said measurements being a little more or less.

DERIVATION:

This being the same property conveyed to Great Southern Homes, Inc. by Warranty Deed of Forest Lake Shores, LLC dated March 14, 2025 and recorded March 14, 2025 in Book 1146, Page 1260, Florence County, South Carolina.

Florence County Tax Map No.: 00274-01-357

Property Address: 4952 East Old Marion Highway, Florence, SC 29506

Grantee Address: 4952 East Old Marion Hwy Florence, SC. 29506

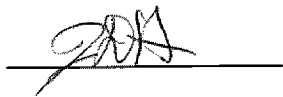
This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Southern Columns recorded in the Office of the ROD for Florence in Book 1083, Page 450 and, any amendments thereto.

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 said premises before mentioned unto the said Grantee, Jeffrey D. Hawse and Wendy S. Hawse, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever.

AND THE GRANTOR DOES hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, their heirs and assigns, against the Grantor and Grantor's successors and assigns, and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

LIMITED WARRANTY: THE LIMITED WARRANTY ISSUED TO THE GRANTEE(S) IN CONNECTION WITH THIS TRANSACTION IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ANY WARRANTY OF HABITABILITY, SUITABILITY FOR RESIDENTIAL PURPOSES, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE IS HEREBY EXCLUDED AND DISCLAIMED. SELLER SHALL IN NO EVENT BE LIABLE FOR CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND. THERE IS NO WARRANTY WHATSOEVER ON TREES, SHRUBS, GRASS, VEGETATION OR EROSION CAUSED BY LACK THEREOF, NOR ON SUBDIVISION IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, STREETS, ROADS, SIDEWALKS, SEWER, DRAINAGE OR UTILITIES, GRANTEE(S) AGREE(S) TO ACCEPT THE SAID LIMITED WARRANTY IN LIEU OF ALL OTHER RIGHTS OR REMEDIES, WHETHER BASED ON CONTRACT OR TORT. THE PROVISIONS OF THE CONTRACT ENTERED INTO BY GRANTOR AND GRANTEE(S) WITH RESPECT TO THE REAL PROPERTY HEREIN CONVEYED SHALL SURVIVE CLOSING AND SHALL NOT MERGE IN THIS DEED.

A handwritten signature in dark ink, appearing to be "JAH", written over a horizontal line.A handwritten signature in dark ink, appearing to be "JSH", written over a horizontal line.

[THE REMAINING PORTION OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW.]

WITNESS the Hand and Seal of Great Southern Homes, Inc., a South Carolina Corporation this 17th day of September, 2025.

Witnesses are not parties to nor beneficiaries of this transaction

Signed, Sealed and Delivered
in the presence of:

Carole Allen

Witness No. 1

Denise Berard

Witness No. 2 (NOTARY)

Great Southern Homes, Inc.,

BY: Connor Reed

Connor Reed
Authorized Signer

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

I, Denise Berard, a Notary Public for the State of South Carolina, do hereby certify that Great Southern Homes, Inc., by Connor Reed, its Authorized Signer, personally appeared before me and acknowledged the due execution of the foregoing instrument.

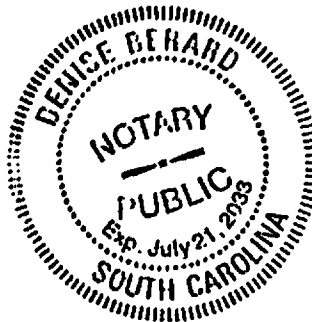
Witness my hand and official seal, this the 17th day of September, 2025.

Denise Berard

Notary Public for South Carolina

My Commission Expires: 7/21/33

(SEAL)



STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE

**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 4952 East Old Marion Highway, Florence, SC 29506 bearing Florence County Tax Map Number 00274-01-357, was transferred by Great Southern Homes, Inc., a South Carolina Corporation to Jeffrey D. Hawse and Wendy S. Hawse on 09/17/2025.
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 \$386,647.00.
 - b. ☐ The fee is computed on the fair market value of the realty which is \$386,647.00.
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$386,647.00.
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 encumbrance is \$ _____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ 386,647.00
 - b. Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 386,647.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,431.90
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Grantee
9. I understand that a person required to furnish this affidavit who wilfully 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.

Jeffrey D. Hawse
Responsible Person Connected with the Transaction

Jeffrey D. Hawse
Print or Type Name Here

SWORN to before me this the 17th day of September, 2025.

Shamika Murray (L.S.)
Notary Public for South Carolina
Commission Expires: 3/23/31

Shamika Murray
NOTARY PUBLIC
State of South Carolina
My Commission Expires March 23, 2031