

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 #: 2025012401

Receipt Number: 23152

Return To:

Recorded As: EREC-DEED

Recorded On: September 18, 2025

Recorded At: 11:34 AM

Received From:

Parties:

Book/Page: DMA 1177: 1137 - 1140

Direct- Edward Perez Milligan IV

Total Pages: 4

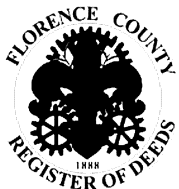
Indirect- Edward Perez Milligan IV

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

Recording Fee: \$15.00

Consideration: \$5.00

Tax Charge: \$0.00



PROPERTY DESIGNATED AS:
PARCEL: 00751-01-125

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

AFTER RECORDING PLEASE RETURN DOCUMENT TO:

**FINKLEA, HENDRICK & BLAKE, LLC (D25475GHCG*)
814 W. EVANS STREET
FLORENCE, SC 29501**

**TITLE NOT EXAMINED BY
FINKLEA, HENDRICK & BLAKE, LLC**

STATE OF SOUTH CAROLINA)	
)	DEED TO REAL ESTATE
COUNTY OF FLORENCE)	

KNOW ALL MEN BY THESE PRESENTS, That, **Edward Perez Milligan, IV** hereinafter ("Grantor"), for and in consideration of the sum of **Five and NO/100 (\$5.00) Dollars**, to Grantor paid by **Edward Perez Milligan, IV and Barbara Ann Turner** ("Grantees") in the State aforesaid, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantees, as **joint tenants with right of survivorship and not as tenants in common**, the following property:

All that certain lot of land situated in the County of Florence, State of South Carolina, being designated and described as Lot No. 8 of Block I as shown on a map of Oakdale Subdivision made by Ervin Engineering Company, dated April 16, 1971, recorded in Plat Book 9 at Page 85, in the Office of the Clerk of Court for Florence County. The said lot is irregular in shape and measures and fronts on Thunderbird Road being its southern boundary; measures 211. 6 feet on its southeastern boundary, whereon it is bounded by Lots Nos. 6 and 7 of Block I: measures on its back or northern boundary a distance of 242.5 feet, whereon it is bounded by Lots 3 and 4 of Block I and measures on its western boundary a distance of 150 feet, whereon it is bounded by Lot No. 9 of Block I. All references are to the aforesaid map or plat.

This being the same property conveyed to Edward Perez Milligan, IV by Deed of John Andrew Hyman, Elizabeth H. Semtana, a/k/a Elizabeth H. Smetana, Robert Franklin Hyman, III, and Charlotte H. Elliott. Said Deed was recorded on March 19, 2024, in the Office of the Clerk of Court for Florence County in Book 1092 at Page 1625.

TMS #: 00751-01-125

Grantee's Address: 820 Thunderbird Drive, Florence, SC 29501

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 Grantees, **Edward Perez Milligan, IV and Barbara Ann Turner**, as joint tenants with rights of survivorship and not as tenants in common.

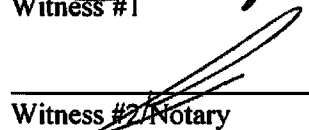
And we do hereby bind ourselves and our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee(s), their heirs and assigns, against us and our heirs and assigns, and against all other persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 18th day of September in the year of 20225.


Edward Perez Milligan, IV

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**


Witness #1


Witness #2/Notary

STATE OF SOUTH CAROLINA

)


COUNTY OF FLORENCE

)

)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 18th day of September 2025 by Edward Perez Milligan, IV. Further I have verified that pursuant to SC Code Section 26-1-120(E), "The subscribing witness identified above who witnessed the principal sign the instrument or witnessed the principal acknowledge his/her signature on the instrument is not a party to or beneficiary of the transaction."


_____(L.S.)
Notary Public for South Carolina
My Commission Expires: April 13, 2026
Notary (printed): P. Ford

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 bearing Florence County Tax Map Number 00751-01-125, and was transferred by Edward Perez Milligan, IV to Edward Perez Milligan, IV and Barbara Ann Turner on September 18, 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 as a distribution to a trust beneficiary.
- (c) XX _____ Exempt from the deed recording fee because (See Information section of this affidavit);
#1
(If exempt, please skip items 4-7, and go on 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 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 \$_____.
- (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 XX to the following: A lien or encumbrance existed on the land, tenement or realty before 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.) 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: N/A.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$0.00
- (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 result here: \$0.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$_____.

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

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.

SWORN to before me this 18th day of September 2025.

Responsible Person Connected With The Transaction

Notary Public for South Carolina
My Commission Expires: April 13, 2026
Notary (printed): P. Ford

Edward Perez Milligan IV
Edward Perez Milligan, IV, Grantor