

**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 #: 2025012403

Receipt Number: 23154

Return To:

Recorded As: EREC-DEED

Recorded On: September 18, 2025

Recorded At: 12:06 PM

**Received From:
Parties:**

Book/Page: DMA 1177: 1146 - 1151

Direct- D.R. Horton, Inc.

Total Pages: 6

Indirect- Jamal Raheem Taylor-Banks

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

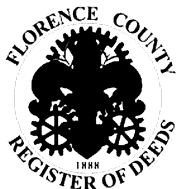
Recording Fee: \$15.00

Consideration: \$365,000.00

County Tax: \$401.50

State Tax: \$949.00

Tax Charge: \$1,350.50



PROPERTY DESIGNATED AS:
PARCEL: 00152-01-243

Prepared by Willcox, Buyck & Williams, P.A.
2050 Corporate Centre Drive, Ste 230
Myrtle Beach, SC 29577
WBW#34510.00108

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

Special Warranty Deed

THE STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include the singular, plural, masculine, feminine, or neuter as required by context.

NOW, THEREFORE, for and in consideration of the sum of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$365,000.00)**, paid to **D.R. HORTON, INC., a Delaware corporation**, (hereinafter called the "Grantor") by **Jamal Raheim Taylor-Banks and Keisha Thais Taylor** (hereinafter called the "Grantees") in the State and County aforesaid, the receipt and sufficiency of which is hereby acknowledged, the Grantor, **SUBJECT TO** the matters set forth below, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said Grantees as joint tenants with right of survivorship, and not as tenants in common, their heirs and assigns, forever, in fee simple, the following described property to wit:

ALL AND SINGULAR, that certain piece, parcel or lot of land, lying and being situate in the City and County of Florence, State of South Carolina, and being designated as 258 Bluff View Lane, and being further depicted as LOT 92 on that certain plat entitled "Final Plat, The Bluffs at Mill Creek, Phase 1," prepared by Rowe Professional Services Company, being recorded on September 30, 2024, in Plat Book 108 at Page 1049, Office of the Clerk of Court for Florence County, South Carolina.

SUBJECT to that certain Declaration of Covenants, Conditions, Restrictions and Easements for Bluffs at Mill Creek dated August 26, 2024. and recorded August 28, 2024, in DMA Book 1117 at Page 704 and any subsequent Amendments, Modifications, and/or Supplements thereto as recorded in the Office of the Clerk of Court for Florence County, SC.

DERIVATION: This being a portion of the property as conveyed to D.R. Horton, Inc., a Delaware corporation, by Deed of Tri-Zenith Company, LLC, a South Carolina limited liability company, dated June 15, 2022, and recorded June 17, 2022, in Deed Book 998 at Page 1452, Office of the Clerk of Court for Florence County, South Carolina.

The conveyance of the aforesaid real property shall be subject to all easements, reservations, rights-of-way, restrictions, encroachments, and covenants of record which may affect the above described property, and all governmental statutes, ordinances, rules and regulations.

PIN# 00152-01-243

Grantees' Address: 258 Bluff View Lane, Florence, SC 29505

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining, including but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said Grantees as joint tenants with right of survivorship, and not as tenants in common, their heirs, successors and assigns, forever, in fee simple, **SUBJECT TO** the matters set forth above.

FURTHER, Grantor does hereby bind Grantor and Grantor's heirs, successors, assigns, executors, administrators, and other lawful representatives, **EXCEPT TO** the matters set forth above, to warrant and forever defend all and singular the said Premises unto the said Grantees and the Grantees' heirs, successors and assigns against the Grantor and the Grantor's successors lawfully claiming, or to claim, by, through or under the Grantor, its successors or assigns, but against no others.

*****REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*****

WITNESS the Grantor's hand and seal this 9 day of September, 2025.

Signed, Sealed and Delivered in the presence of:

GRANTOR:

D.R. Horton, Inc., a Delaware Corporation

By: [Signature]
Jo-Ann Nicholson, Assistant Secretary

[Signature]

Notary/Witness #2

[Signature]
Notary/Witness #2 Printed Name

[Signature]
1st Witness

[Signature]
1st Witness Printed Name

The subscribing witnesses are not a party to or beneficiary of the transaction.

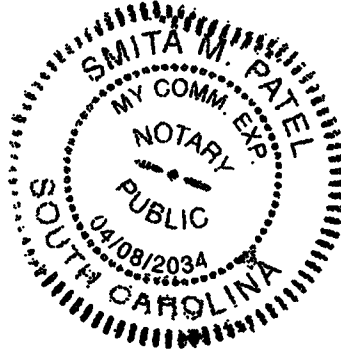
State of South Carolina)
County of Horry)

ACKNOWLEDGMENT
(S.C. CODE ANN. §30-5-30(B)(C))

I, [Signature], a Notary Public for South Carolina, do hereby certify that Jo-Ann Nicholson, as Assistant Secretary of D. R. Horton, Inc., a Delaware corporation, personally appeared before me this day and acknowledged as the act and deed of the Incorporation the due execution of the foregoing Deed.

Witness my hand and official seal this 9 day of September, 2025.

[Signature] (L.S.)
Notary Public in and for the State of South Carolina
My Commission Expires: 04-08-2034



ACKNOWLEDGMENT BY THE GRANTEE: THE RWC LIMITED WARRANTY ISSUED TO YOU 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. GRANTOR IN NO EVENT SHALL BE HELD LIABLE FOR CONSEQUENTIAL DAMAGES.

WITNESS the Grantees' hand and seal this 18th day of September, 2025.

Signed, Sealed and Delivered in the presence of:

GRANTEES:

Jamal Raheem Taylor-Banks
Jamal Raheem Taylor-Banks

Keisha Thais Taylor
Keisha Thais Taylor

Constance Humphries
1st Witness

Constance Humphries
1st Witness Printed Name

Charles Jeffcoat III
Notary/Witness #2

CHARLES JEFFCOAT III
Notary/Witness #2 Printed Name

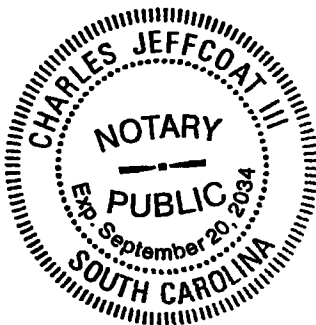
The subscribing witnesses are not a party to or beneficiary of the transaction.

STATE OF SC)
COUNTY OF Florence)

ACKNOWLEDGMENT
(S.C. CODE ANN. §30-5-30(B)(C))

I, CHARLES JEFFCOAT III, a Notary Public, do hereby certify that Jamal Raheem Taylor-Banks and Keisha Thais Taylor personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

Witness my hand and official seal this 18th day of September, 2025.



Charles Jeffcoat III (L.S.)
Notary Public in and for the State of SC
Notary Printed Name: CHARLES JEFFCOAT III
My Commission Expires: 9/20/2034

State of South Carolina)
County of Florence)

AFFIDAVIT
S.C. Code Ann. §12-24-20 et. seq.

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 **258 Bluff View Lane, Florence, SC 29505** bearing County PIN Number **00152-01-243**, was transferred by **D.R. Horton, Inc.**, a Delaware corporation to **Jamal Raheem Taylor-Banks and Keisha Thais Taylor** on September 18th, 2025.
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 (See Information section of 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$365,000.00.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____ (\$ _____) Dollars.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____ (\$ _____) Dollars.

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. (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 Item 4 above here:	\$ 365,000.00
(b) Place the amount listed in Item 5 above here:	0.00
(c) Subtract Line 6(b) from Line 6(a):	\$ 365,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 1,350.50

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

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.

Willcox, Buyck & Williams, P.A.

By: Charles J. Williams III
CHARLES J. WILLIAMS III Attorney

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

Constance Humphries (L.S.)
Notary Public for South Carolina
Notary Printed Name: Constance Humphries
My commission expires: 2/15/2033

