

**FELICIA SIMON
FLORENCE COUNTY
REGISTER OF DEEDS**

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

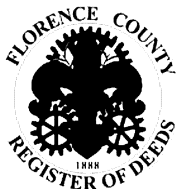
***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

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

Instrument #:	2025016266	
Receipt Number:	26045	Return To:
Recorded As:	EREC-DEED	
Recorded On:	December 11, 2025	
Recorded At:	10:34:08 AM	Received From: BIS
		Parties:
Book/Page:	DMA 1190: 1008 - 1012	Direct- Ardalan E. Sayan
Total Pages:	5	Indirect- Mohamed L. Fall

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

Recording Fee:	\$15.00
Consideration:	\$705,000.00
County Tax:	\$775.50
State Tax:	\$1,833.00
Tax Charge:	\$2,608.50



Prepared By:

Finklea, Hendrick & Blake, LLC
814 West Evans Street
Florence, SC 29503

File No.: R251402-Fall

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

GENERAL WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS, that **Ardalan E. Sayan**, in the State aforesaid, for and in consideration of the sum of **SEVEN HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$705,000.00)**, the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Mohamed L. Fall and Nicole G. Fall

All Grantor's right, title and equitable or legal interest in and to:

All that certain piece, parcel or lot of land together with improvements thereon, situate, lying and being in the County of Florence, State of South Carolina, being shown and designated as Lot 59, King's Gate Subdivision, Phase 2A, on that certain plat prepared by Jones/ Godfrey & Associates Land Surveyors for King's Gate Subdivision, Phase 2A, said plat being dated May 1, 2016 and recorded in the Office of the Clerk of Court for Florence County in Plat Book 105 at Page 28. Reference is also made to a plat prepared for Ardalan Sayan by Nesbitt Surveying Co., Inc dated October 25, 2021 and recorded October 25, 2021 in Plat Book 107 at Page 1062. Said plats being incorporated herein by reference thereto for a more complete and accurate description.

DERIVATION:

This being the same property conveyed to Ardalan E. Sayan by Warranty Deed of David C. Adams II and Karrah Zuzlak dated October 20, 2021 and recorded in Book 956, Page 157, Florence County, South Carolina.

Florence County Tax Map No.: 00098-01-238

Grantee Address: 3107 Duchess Lane Florence, SC 29501

PROPERTY DESIGNATED AS:
PARCEL: 00098-01-238

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

This conveyance is made SUBJECT TO:

easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

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, and Grantee's heirs and assigns forever.


AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of Ardalan E. Sayan this **8th day of December** and in the year of our Lord, Two Thousand and Twenty-Five (2025) and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:


Witness No. 1


Ardalan E. Sayan


Witness No. 2 (NOTARY)

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

ACKNOWLEDGMENT

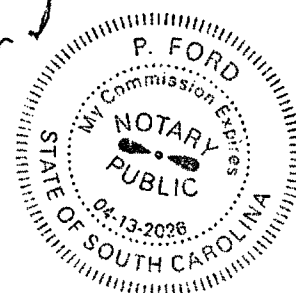
The foregoing instrument was acknowledged before me this 08 day of December, 2025 by Ardalan E. Sayan. Further I have verified that pursuant to SC Code Section 26-1-120(E), The subscribing witness identified above who witnessed the principal sign the instrument or witnessed the principal acknowledge his/her signature on the instrument is not a party to or beneficiary of the transaction.


Notary Public for South Carolina

Printed Name: ~~John G. Hendrick~~

Commission Expires: ~~January 25, 2026~~

P Ford aka Patrick Ford
April 13, 2022



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 is being transferred is located at 3107 Duchess Lane, Florence, SC 29501 bearing Florence County Tax Map Number 00098-01-238, was transferred by Ardalan E. Sayan to Mohamed L. Fall and Nicole G. Fall on December 8, 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 \$705,000.00.
- 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 encumbrance is \$_____.

6. The deed recording fee is computed as follows:

- a. Place the amount listed in item 4 above here: \$ 705,000.00
- 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: \$ 705,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,608.50

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


Responsible Person Connected with the Transaction

Ardalan E. Sayan
(Seller/Grantor)

THE STATE OF South Carolina)

COUNTY OF Florence)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 8th day of December, 2025 by Ardalan E. Sayan.


(L.S.)

John G. Hendrick *P Ford aka Patricia*
Notary Public for South Carolina

Commission Expires: ~~January 25, 2026~~

April 13, 2026

