

RETURN TO:  
Dunes Law Firm, P.A.  
P.O. Box 70187  
Myrtle Beach, SC 29572-0022  
File No. 17-5159 (JCH)

**PREPARED WITHOUT TITLE EXAMINATION**

**STATE OF SOUTH CAROLINA**

**GENERAL WARRANTY DEED**

**COUNTY OF HORRY**

KNOW ALL MEN BY THESE PRESENTS, that **Myrtle Beach Living, LLC**, a South Carolina limited liability company (the "Grantor"), in the State aforesaid, in consideration of the sum of Five and 00/100 Dollars (\$5.00), paid to the Grantor by Palmetto Village HOA at Palmetto Greens, Inc., a South Carolina non-profit corporation (receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the restrictions set forth below, unto **Palmetto Village HOA at Palmetto Greens, Inc.**, a South Carolina non-profit corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to the following described property, in fee simple:

ALL AND SINGULAR all those certain pieces, parcels or tracts of land, situate, lying and being in Little River Township, Horry County, South Carolina, being shown and designated as **Palmetto Green Drive 50' R/W Private, Joy Lake Court 50' R/W Private and Lake Mist Court 50' R/W Private**, all as shown on that certain plat entitled "Palmetto Greens FKA Augusta Green At Colonial Charters – Phase I, Little River Township – Horry County, S.C. Prepared For Palmetto Greens Development Company, LLC", by Joel F. Floyd, Atlantic Land Surveying Co., dated July 26, 2007, revised October 22, 2007 and November 29, 2007, recorded December 5, 2007, in Plat Book 233, at Page 40, in the Office of the Register of Deeds for Horry County.

This property is subject to all easements and restrictive covenants of record.

PIN No. 30412010037

DERIVATION: This being a portion of the property conveyed to Myrtle Beach Living, LLC from Colonial Land Company, LLC by deed dated August 14, 2013, and recorded September 5, 2013, in Deed Book 3682 at Page 1532, Horry County Register of Deeds.

GRANTEE'S MAILING ADDRESS: P.O. Box 395  
Little River, SC 29566

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 Grantee, its successors and assigns.

AND the Grantor herein hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against Grantor, its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS the execution hereof by Grantor this 14<sup>th</sup> day of March, 2017.

Myrtle Beach Living, LLC, a South Carolina limited liability company

By: Bryan Lenertz  
Bryan Lenertz, Manager

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]  
1st witness sign  
[Signature]  
2nd witness or notary sign

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

ACKNOWLEDGEMENT

I, Paula Jurenas, a Notary Public, do hereby certify that the within Myrtle Beach Living, LLC, by Bryan Lenertz, its Manager, personally came before me this day and acknowledged that the foregoing instrument was executed by him.

WITNESS my hand and official seal this 14<sup>th</sup> day of March, 2017.

[Signature] (L.S.)

Print Name:  
Notary Public for South Carolina  
My Commission Expires:

PAULA JURENAS  
Notary Public  
State of South Carolina  
Commission Expires Jan. 13, 2026

STATE OF SOUTH CAROLINA

**AFFIDAVIT**

COUNTY OF HORRY

PERSONALLY appeared before me the undersigned, who being by me duly sworn, deposes and says:

Property located at Little River Township, Horry County, bearing Horry County PIN Number 30412010037, was transferred from the Grantor to the Grantee on March 14, 2017.

X The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, et seq., because the consideration paid or to be paid in money or money's worth was less than \$100.00.

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

I further 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.

Myrtle Beach Living, LLC, a South Carolina limited liability company

By: Bryan Lenertz  
Bryan Lenertz, Manager

SWORN to before me this 14<sup>th</sup> day of March, 2017.

[Signature] (L.S.)  
Print Name: PAULA JURENAS  
Notary Public for South Carolina Notary Public  
My Commission Expires: State of South Carolina  
Commission Expires Jan. 13, 2026

\*The fee is based on the real property value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, or mortgages assumed or placed on the realty as a result of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.