



BP0723881

R18-19425

STATE OF SOUTH CAROLINA )

)

TITLE TO REAL ESTATE

COUNTY OF CHARLESTON )

KNOW ALL MEN BY THESE PRESENTS, that we, MICHAEL A. UNDERWOOD AND LESLIE S. UNDERWOOD, in the State aforesaid, County aforesaid, for and in consideration of the sum of SEVEN HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$780,000.00) to us in hand paid at and before the sealing of these presents by BRIAN S. MUSGRAVE in the State aforesaid, County aforesaid (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, subject to Restrictions, Covenants, Easements, Rights of Way, and Conditions appearing of record affecting the subject property as described hereinbelow including but not limited to those matters in the Master Deed, By-Laws and plot plans as described herein below and those disclosures set forth in Exhibit A attached hereto, and by these Presents do grant, bargain, sell and release unto said BRIAN S. MUSGRAVE, his heirs and assigns, the below described property, to wit:

**APARTMENT (UNIT) NUMBER 102 in 1140 OCEAN BOULEVARD HORIZONTAL PROPERTY REGIME located on the Isle of Palms, County of Charleston, State of South Carolina, a horizontal property regime established pursuant to the South Carolina Horizontal Property Act (Section 27-31-10 et. seq., S.C. Code Ann (1976) as amended, by Master Deed dated June 19, 2000, as amended with appended By-Laws and Exhibits including plat and plot plans which Master Deed including the By-Laws and Exhibits are recorded in the Office of the Register of Mesne Conveyances for Charleston County, SC in Book Z-349, at Page 775, et. seq, as amended. The Master Deed, By-Laws, plot plan and plat above-mentioned, and the records thereof, are incorporated herein and by this reference is made a part hereof.**

**TMS # 568-11-00-273**

**This conveyance is subject to any and all Restrictions, Covenants, Easements, Rights-of-Way, Matters and Conditions of record affecting said property, including without limitation, the matters set forth on the Plat referred to above, as the same may affect the within property; rules and regulations of applicable governmental authorities; real property taxes for the year of delivery hereof.**

**BEING the same property conveyed to MICHAEL A. UNDERWOOD AND LESLIE S. UNDERWOOD by deed of Gerald M. Friedman and Peter S. Savitz dated June 15, 2005 and recorded in June**

17, 2005, in Book F541, at Page 715, in the Office of the Register of Deeds for Charleston County, South Carolina.

Grantee's Address: 665 Johnnie Dodds Blvd #201  
Mt Pleasant SC 29464

**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 **BRIAN S. MUSGRAVE**, his heirs and assigns and assigns forever.

**AND MICHAEL A. UNDERWOOD AND LESLIE S. UNDERWOOD** do bind themselves and their heirs and assigns, to warrant and forever defend, all and singular, the said Premises unto the said **BRIAN S. MUSGRAVE**, and his heirs and assigns and assigns and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand and seal this 14 day of May in the year of our Lord two thousand eighteen and in the two hundred and fortieth year of the Sovereignty and Independence of the United States.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]

[Signature]

Michael A. Underwood by Taso H. Chakeris as agent  
MICHAEL A. UNDERWOOD by Taso H.  
Chakeris as Agent

Leslie S. Underwood by Taso H. Chakeris as agent  
LESLIE S. UNDERWOOD by Taso H.  
Chakeris, as Agent

STATE OF South Carolina )  
COUNTY OF Charleston )

ACKNOWLEDGEMENT

I, Christine Parits, a notary public for the State of South Carolina, do hereby certify that **MICHAEL A. UNDERWOOD AND LESLIE S. UNDERWOOD** by **Taso H. Chakeris as agent** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal, this 14 day of May, 2018.

[Signature] (SEAL)  
Notary Public for SC  
My Commission Expires: 11-19-2024

EXHIBIT A

**OCEANFRONT PROPERTY DISCLOSURE STATEMENT**

Because of the proximity of this property to the Atlantic Ocean, its use and enjoyment are regulated by the Coastal Zone Management Act.

Pursuant to S.C. Code Ann. Section 48-39-330 (1988 Supp.), as amended, the Grantor discloses to the Grantee that the property or a portion of thereof is or may be subject to statutory regulation imposed by The South Carolina Coastal Zone Act of 1976, S.C. Code Ann. Sections 48-39-10 et seq. (1988 Supp.), as amended by the South Carolina Beach Management Act, S.C. Code Ann. Sections 48-39-270 et seq. (1988 Supp.), hereinafter collectively called "the Acts"). The Acts involve, and may subject the property to, the creation and existence of interim and final baselines, setback lines, the velocity zone and an erosion rate, all as is more fully defined in the Acts. All or part of the property is or may be within the velocity zone as determined by the Federal Emergency Management Agency. The Acts may also restrict the Grantees' right to build, repair or rebuild structures on the property. No structure may be constructed seaward of the setback line without a permit issued by the DHEC Office of Coastal Resource Management. Pursuant to the Acts, the locations of the baselines and interim and final setback lines are subject to change. The methodology utilized in determining the exact location of the setback lines and baselines on the property and the current applicable erosion rate may be obtained from the DHEC Office of Coastal Resource Management. The methodology described above must be utilized in a case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines. The Grantor makes no representation of the Grantee concerning the location of such baselines, setback lines, or the velocity zone, the effect of such regulation on the property, or the accuracy of the foregoing disclosure.

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STATE OF SOUTH CAROLINA  
COUNTY OF CHARLESTON

**AFFIDAVIT**

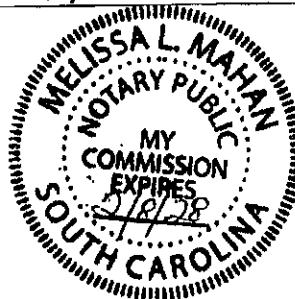
Date of Transfer of Title  
Closing Date May 14, 2018

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 BY MICHAEL A. UNDERWOOD AND LESLIE S. UNDERWOOD TO BRIAN S. MUSGRAVE, ON May 14, 2018.
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 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 (Exemption #).  
Explanation, if required: (if exempt, skip items 4-6 and go to item 7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
  - (a) ☒ The fee is computed on the consideration paid or to be paid money or money's worth in the amount of \$780,000.00.
  - (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. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$\_\_\_\_\_.
6. The DEED Recording Fee is computed as follows:
  - (a) \$780,000.00 the amount listed in item 4 above.
  - (b) \_\_\_\_\_ the amount listed in item 5 above (no amount place zero)
  - (c) \$780,000.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. 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 ATTORNEY
8. Check if Property other than Real Property is being transferred on this Deed.
  - (a) \_\_\_\_\_ Mobile Home
  - (b) \_\_\_\_\_ Other
9. DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of \_\_\_\_\_, deceased, CASE NUMBER \_\_\_\_\_. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of \_\_\_\_\_, deceased, and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty to 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 14<sup>th</sup>  
day of May, 2018.

Melissa L Mahan  
Notary Public for South Carolina  
My Commission Expires: 2/8/28



# RECORDER'S PAGE

NOTE: This page MUST remain  
with the original document



Filed By:

CHARD LAW FIRM, LLC

2050 SPAULDING DRIVE, SUITE 2  
NORTH CHARLESTON, SC 29406

## RECORDED

Date: June 6, 2018

Time: 12:20:14 PM

Book

Page

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Deed

Elaine H. Bozman, Register  
Charleston County, SC

MAKER:

UNDERWOOD MICHAEL A AL

Note:

RECIPIENT:

MUSGRAVE BRIAN S

# of Pages: 6

Recording Fee \$ 10.00

State Fee \$ 2,028.00

County Fee \$ 858.00

Extra Pages \$ 1.00

Postage \$ -

Chattel \$ -

**TOTAL \$ 2,897.00**

Original Book:

Original Page:

AUDITOR STAMP HERE

RECEIVED From ROD

Jun 12, 2018

Peter J. Tecklenburg

Charleston County Auditor

PID VERIFIED BY ASSESSOR

REP MKD

DATE 06/12/2018

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DRAWER  
CLERK

Drawer 3  
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