

**MARGARET L BAILEY**  
**DORCHESTER COUNTY**  
**REGISTER OF DEEDS**

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

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

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

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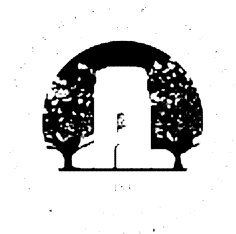
<b>Instrument #:</b>	2021012649	
<b>Receipt Number:</b>	115673	<b>Return To:</b>
<b>Recorded As:</b>	EREC-DEED	
<b>Recorded On:</b>	April 22, 2021	
<b>Recorded At:</b>	10:07:44 AM	<b>Received From:</b> SIMPLIFILE
<b>Recorded By:</b>	CB	<b>Parties:</b>
<b>Book/Page:</b>	RB 13294: 349 - 352	Direct- HERSCU, JUSTIN
<b>Total Pages:</b>	4	Indirect- PELC, GRZEGORZ

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

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<b>Recording Fee:</b>	\$15.00	RECEIVED
<b>Consideration:</b>	\$285,000.00	2021 MAY -04 AM 09:49
		DORCHESTER CO ASSESSORS OFFICE
<b>County Tax:</b>	\$313.50	RECEIVED 04th Day
<b>State Tax:</b>	\$741.00	of MAY 2021
<b>Tax Charge:</b>	\$1,054.50	JAMES MESSERVY, JR
		Auditor Dorchester County SC



*Margaret Bailey*

Margaret Bailey - Register of Deeds

Prepared by:  
**HOLLIDAY INGRAM, LLC**  
 602 Front Street, Summerville, SC 29486

State of South Carolina )  
 )  
 County of Dorchester )

# **TITLE TO REAL ESTATE**

**KNOW ALL MEN BY THESE PRESENTS, THAT I/WE, Justin Herscu, Brianna M. Herscu, and Michael Figueroa**, (hereinafter called "Grantor(s)"), in consideration of the sum of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$285,000.00)**, to the Grantor(s) in hand paid at and before the sealing of these presents, by **Grzegorz Pelc and Beata Pelc**, (hereinafter called "Grantee(s)") of the State of South Carolina, the receipt of which is hereby acknowledged, has/have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s),

**Grzegorz Pelc and Beata Pelc**  
*as joint tenants with rights of survivorship, and not as tenants in common*

ALL that certain piece, parcel, or lot of land, together with all improvement thereon, situate, lying and being in the County of Dorchester, State of South Carolina, known and designated as Lot 613, Phase 6, of Drakesborough Subdivision, in the Jedburg Community, as shown on the certain plat entitled: "FINAL SUBDIVISION PLAT SHOWING DRAKESBOROUGH SUBDIVISION, PHASE 6 (15.668 AC.) LOTS 601 THROUGH 648, RESIDUAL/HOA & RIGHT-OF-WAY AREA, PROPERTY OF BEAZER HOMES . CORR, LOCATED IN THE JEDBURG COMMUNITY, DORCHESTER COUNTY, SOUTH CAROLINA", prepared by Andrew C. Gillette, SC PLS 5933-B, of Parker Land Surveying, LLC, dated September 8, 2016, and recorded September 13, 2016, in Plat Cabinet M, at Page 90, in the Office of the Register of Deeds for Dorchester County, South Carolina. For a more complete description of said Lot, reference may be had to the aforementioned plat of record.

Being the same property conveyed to Justin Herscu and , Brianna M. Herscu, and Michael Figueroa by deed from Michael Figueroa and Justin Herscu dated 12/17/2019 and recorded with Dorchester County Recording Office on 12/20/2019 in Book 12243, Page 63.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 1393 Wild Goose Trail, Summerville, SC 29483

TMS No.: 121-03-04-045

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever.

AND, the Grantor(s) does hereby bind the Grantor(s), the Grantor's heirs or successors, executors, and administrators, to warrant and forever defend all and singular said premises unto the Grantee(s), the Grantee's heirs and assigns, against the Grantor(s), the Grantor's heirs, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

**Weeks & Irvine, LLC**  
 8086 Rivers Ave. 2nd Floor  
 North Charleston, SC 29406  
 21-04205 KCM

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the opposite, including the neutral. Such words of inheritance shall be applicable as are required by the gender of the Grantee(s).

**WITNESS** the Grantor's hand and seal this the 14 day of April, 2021.

**SIGNED, SEALED AND DELIVERED**

in the presence of:

Anna Pender  
Witness No. 1

[Signature]  
Witness No. 2

[Signature]  
Justin Herscu

[Signature]  
Brianna M. Herscu

[Signature]  
Michael Figueroa

State of South Carolina )

County of Berkeley )

**ACKNOWLEDGMENT**

I, James Roberts, a Notary Public for the State of South Carolina, do hereby certify that the above-named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 14 day of April, 2021.

[Signature] (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 2-4-30

James B. Roberts III  
Notary Public, State of South Carolina  
My Commission Expires February 4, 2030

STATE OF SOUTH CAROLINA

**COUNTY OF CHARLESTON**

)  
) **AFFIDAVIT**  
)

**Date of Transfer of Title**

**April 15, 2021**

**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 1393 Wild Goose Trail, Summerville, SC 29483, bearing County Tax Map Number 121-03-04-045, was transferred by Brianna M. Herscu and Justin Herscu and Michael Figueroa TO Grzegorz Waldemar Pelc and Beata Pelc on April 15, 2021.
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. \_\_\_\_\_ EXEMPT from the deed recording fee because \_\_\_\_\_. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.)

If exempt under exemption #14, 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 ☐. This realty was purchased with the funds of the principal.

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 in money or money's worth in the amount of \$285,000.00.
- 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 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:  | <u>\$285,000.00</u> |
| b. Place the amount listed in item 5 above here:<br>(if no amount listed, place zero here.) | <u>\$0.00</u>       |
| c. Subtract line 6(b) from line 6(a) and place result here:                                 | <u>\$285,000.00</u> |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,054.50.

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

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 the 17<sup>th</sup> day of Apr., 2021.

GREGORZ WALDEMAR PELC  
Grzegorz Waldemar Pelc  
Print or Type Name Here

Notary Public  
My Commission Expires:

(SEAL) Jonathan  
McLann

