

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Deed BK: 4911 PG: 381 Doctype: 1

02/19/2025 at 01:19:05 PM, 1 OF 4

EXEMPT

Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

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VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure

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Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: TIMOTHY JOEL SESSIONS II & REBECCA NOELLE SHOCK  
Owner as of Date of Notice of Sale: TIMOTHY JOEL SESSIONS II & REBECCA NOELLE SHOCK

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

KNOW ALL MEN BY THESE PRESENTS, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite # 710 Time Period 48 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 6/5/1912, in the R.O.D. Office for Horry County in Deed Book 4540, Page 2918.

TMS number: 181-04-15-300

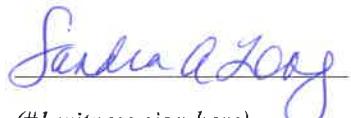
Together with all and singular the rights, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the **GRANTEE**, its heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

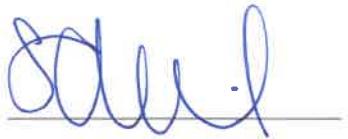
**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**



(#1 witness sign here)



(Notary sign as #2 witness)

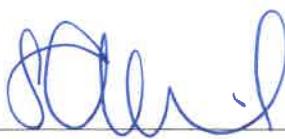
  
King Cunningham, LLC, Trustee for Ocean Club  
Vacations, LLC, by Jeffrey W. King (SC Bar #  
15840), or W. Joseph Cunningham (SC Bar #  
72655), Its Manager

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )  
                                )

**ACKNOWLEDGMENT**

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

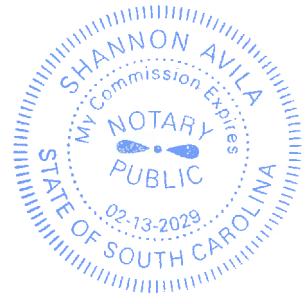
Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-511486

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-300, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because (See Information section of affidavit):  
\_\_\_\_\_  
#13

(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 \_\_\_\_\_.
- (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 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: \$0
- (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

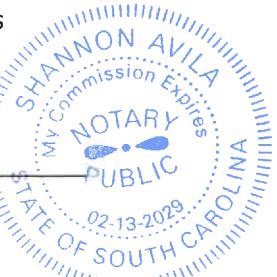
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires: 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



#### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Deed BK: 4911 PG: 385 DocType: 1  
02/19/2025 at 01:19:06 PM, 1 OF 4  
EXEMPT

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

---

VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: JOSHUA ADAM PINKERTON & HANNAH PINKERTON  
Owner as of Date of Notice of Sale: JOSHUA ADAM PINKERTON & HANNAH PINKERTON

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that **King Cunningham, LLC**, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite # 1105, 1205 Time Period 12, 15 every Year, Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 11/29/2022, in the R.O.D. Office for Horry County in Deed Book 4618, Page 1349.

TMS number: 181-04-15-344

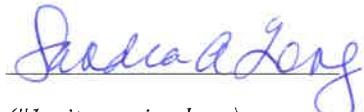
Together with all and singular the rights, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the **GRANTEE**, its heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

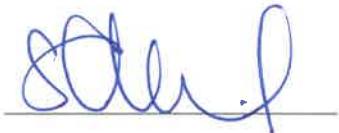
**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**



(#1 witness sign here)



(Notary sign as #2 witness)

  
King Cunningham, LLC, Trustee for Ocean Club  
Vacations, LLC, by Jeffrey W. King (SC Bar #  
15840), or W. Joseph Cunningham (SC Bar #  
72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

**ACKNOWLEDGMENT**

**COUNTY OF Horry**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-512337

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

)  
) 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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-344, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.  
(c) X exempt from the deed recording fee because (See Information section of affidavit):  
\_\_\_\_\_ #13

(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 \_\_\_\_\_.  
(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 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: \$0  
(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)  
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0  
\_\_\_\_\_.

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

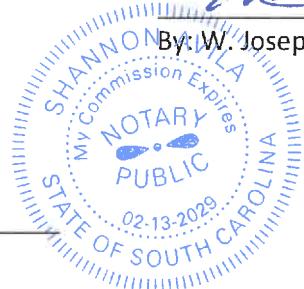
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires: 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



## **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
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- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Deed BK: 4911 PG: 389 DocType: 1  
02/19/2025 at 01:19:07 PM, 1 OF 4  
EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: JARED DEVARRO BARBEE & LEKEYA RENEE BARBEE  
Owner as of Date of Notice of Sale: JARED DEVARRO BARBEE & LEKEYA RENEE BARBEE

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite # 1213 Time Period 5 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 6/15/2017, in the R.O.D. Office for Horry County in Deed Book 4018, Page 678.

TMS number: 181-04-15-364

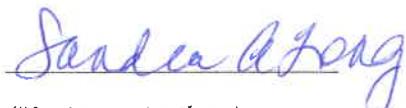
Together with all and singular the rights, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the **GRANTEE**, its heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

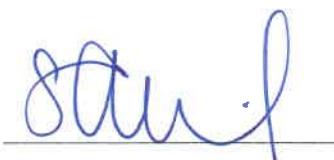
**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**



(#1 witness sign here)



(Notary sign as #2 witness)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

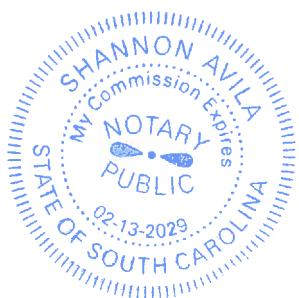
Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-505411

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-364, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.
- (c)  exempt from the deed recording fee because (See Information section of affidavit):  
\_\_\_\_\_  
#13

(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 \_\_\_\_\_.
- (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 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: \$0
- (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

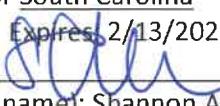


By: W. Joseph Cunningham or Jeffrey W. King, Members

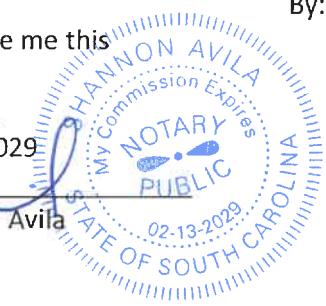
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.): 

Notary (printed name): Shannon Avila



#### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

Deed BK: 4911 PG: 393 DocType: 1  
02/19/2025 at 01:19:08 PM, 1 OF 4  
EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: BEATRICE ESTELL LEIGHTON &  
LOUISE A. ESTELL MYLECHRAINE-JOHNSON  
Owner as of Date of Notice of Sale:BEATRICE ESTELL LEIGHTON &  
LOUISE A. ESTELL MYLECHRAINE-JOHNSON

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that **King Cunningham, LLC**, as Trustee for **Ocean Club Vacations, LLC**, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite # 1008 Time Period 17 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 1/2/2020, in the R.O.D. Office for Horry County in Deed Book 4274, Page 1046.

TMS number: 181-04-15-335

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors

and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

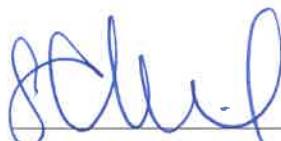
**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**



(#1 witness sign here)



(Notary sign as #2 witness)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

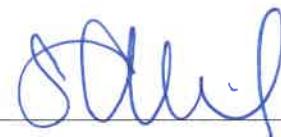
**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-335, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC



By: W. Joseph Cunningham or Jeffrey W. King, Members

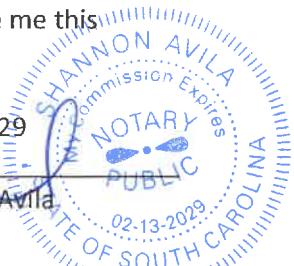
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.): 

Notary (printed name): Shannon Avila



## **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF Horry

Deed BK: 4911 PG: 397 DocType: 1  
02/19/2025 at 01:19:09 PM, 1 OF 4  
EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: TERRY LYNN PIRTLE & TAMARA MARSELL MONIX PIRTLE  
Owner as of Date of Notice of Sale: TERRY LYNN PIRTLE & TAMARA MARSELL MONIX PIRTLE

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite # 705 Time Period 38 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 9/19/2023, in the R.O.D. Office for Horry County in Deed Book 4724, Page 1190.

TMS number: 181-04-15-297

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

SIGNED, SEALED AND DELIVERED

GRANTOR:

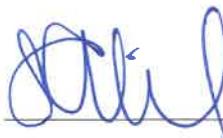
IN THE PRESENCE OF:



(#1 witness sign here)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager



(Notary sign as #2 witness)

STATE OF SOUTH CAROLINA

)

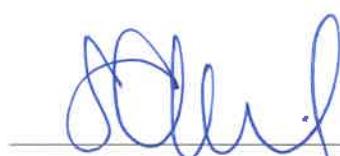
ACKNOWLEDGMENT

COUNTY OF HORRY

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

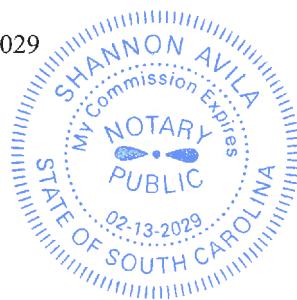
Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-513971

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-297, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.
- (c)  exempt from the deed recording fee because (See Information section of affidavit):  
\_\_\_\_\_ #13

(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 \_\_\_\_\_.
- (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 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: \$0
- (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC



By: W. Joseph Cunningham or Jeffrey W. King, Members

SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

## Notary Public for South Carolina

~~My Commission Expires: 2/13/2029~~

Notary (L.S.): 

Notary (printed name): Shannon Avila

## INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
  - (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
  - (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
  - (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
  - (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
  - (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
  - (7) that constitutes a contract for the sale of timber to be cut;
  - (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
  - (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
  - (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
  - (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
  - (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
  - (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
  - (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
  - (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

**Deed BK: 4911 PG: 401 DocType: 1  
02/19/2025 at 01:19:10 PM, 1 OF 4**

**EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS**

**STATE OF SOUTH CAROLINA  
COUNTY OF HORRY**

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

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Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: FRETA NORRENE VILLANUEVA & RICHARD MANITI VILLANUEVA  
Owner as of Date of Notice of Sale: FRETA NORRENE VILLANUEVA & RICHARD MANITI VILLANUEVA

**WHEREAS the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;**

**KNOW ALL MEN BY THESE PRESENTS,** that **King Cunningham, LLC**, as Trustee for **Ocean Club Vacations, LLC**, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite # 1913 Time Period 35 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 12/28/2017, in the R.O.D. Office for Horry County in Deed Book 4069, Page 2617.

TMS number: 181-04-15-435

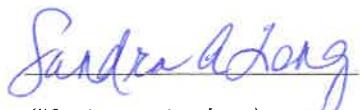
Together with all and singular the rights, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the **GRANTEE**, its heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**



(#1 witness sign here)



(Notary sign as #2 witness)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

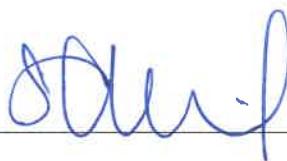
**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-506393

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-435, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

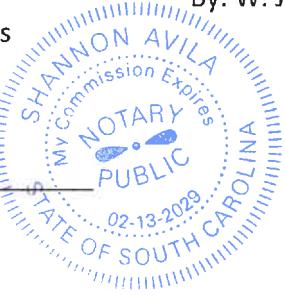
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



#### INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty.' Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF Horry

Deed BK: 4911 PG: 405 DocType: 1  
02/19/2025 at 01:19:11 PM, 1 OF 4  
EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

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Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: DENISE THERESE ANDERSON  
Owner as of Date of Notice of Sale: DENISE THERESE ANDERSON

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite # 1213 Time Period 39 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 2/21/2018, in the R.O.D. Office for Horry County in Deed Book 4084, Page 1077.

TMS number: 181-04-15-364

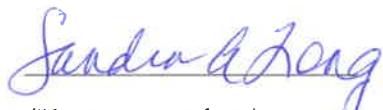
Together with all and singular the rights, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the **GRANTEE**, its heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

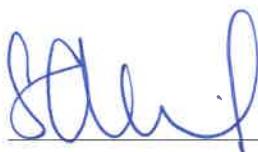
SIGNED, SEALED AND DELIVERED

GRANTOR:

IN THE PRESENCE OF:



(#1 witness sign here)



(Notary sign as #2 witness)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

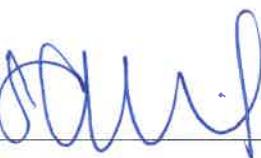
STATE OF SOUTH CAROLINA )

) ACKNOWLEDGMENT

COUNTY OF HORRY )

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

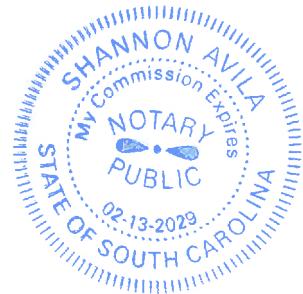
Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-506625

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-364, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



#### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF Horry

Deed BK: 4911 PG: 409 DocType: 1  
02/19/2025 at 01:19:12 PM, 1 OF 4  
EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

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Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: ANDREW ROBERT EDGAR  
Owner as of Date of Notice of Sale: ANDREW ROBERT EDGAR

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite #605 Time Period 25 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 4/8/2021, in the R.O.D. Office for Horry County in Deed Book 4407, Page 13.

TMS number: 181-04-15-285

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

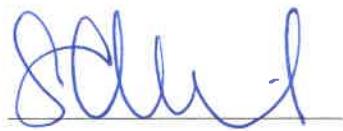
**IN THE PRESENCE OF:**



(#1 witness sign here)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager



(Notary sign as #2 witness)

**STATE OF SOUTH CAROLINA**

)

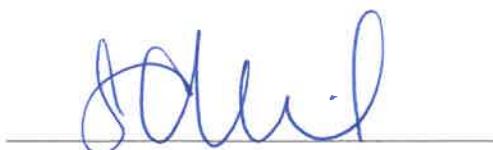
**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-509943

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-285, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because (See Information section of affidavit):  
#13

(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 \_\_\_\_\_.
- (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 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: \$0
- (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

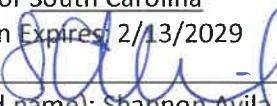
King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

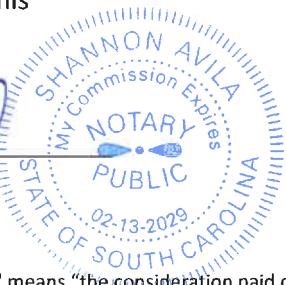
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.): 

Notary (printed name): Shannon Avila



#### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Deed BK: 4911 PG: 413 DocType: 1  
02/19/2025 at 01:19:13 PM, 1 OF 4  
EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

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Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: AMANDA MOBLEY WILSON  
Owner as of Date of Notice of Sale: AMANDA MOBLEY WILSON

WHEREAS the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

KNOW ALL MEN BY THESE PRESENTS, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called GRANTOR, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of Ten (\$10.00) Dollars to the GRANTOR in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is 1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582, hereinafter called GRANTEE, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the GRANTEE, the following described property:

Property Description:

1/104 interest in Suite # 714 Time Period 43 every Even Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 8/8/2022, in the R.O.D. Office for Horry County in Deed Book 4580, Page 897.

TMS number: 181-04-15-302

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said GRANTOR, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

SIGNED, SEALED AND DELIVERED

GRANTOR:

IN THE PRESENCE OF:

  
(#1 witness sign here)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

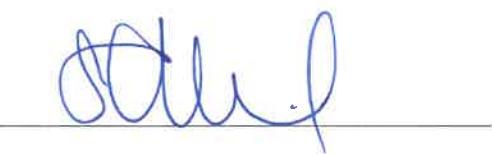
  
(Notary sign as #2 witness)

STATE OF SOUTH CAROLINA )  
                                  )  
COUNTY OF HORRY           )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.

  
\_\_\_\_\_  
Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-511774

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY      ).      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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-302, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

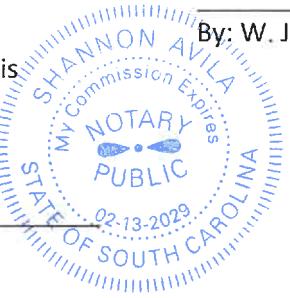
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires: 2/13/2029

Notary (L.S.)

Notary (printed name): Shannon Avila



## **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty.' Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Deed BK: 4911 PG: 417 DocType: 1  
02/19/2025 at 01:19:14 PM, 1 OF 4

EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

---

**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: TERRY LYNN PIRTLE & TAMARA M. PIRTLE  
Owner as of Date of Notice of Sale: TERRY LYNN PIRTLE & TAMARA M. PIRTLE

WHEREAS the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

KNOW ALL MEN BY THESE PRESENTS, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called GRANTOR, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of Ten (\$10.00) Dollars to the GRANTOR in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is 1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582, hereinafter called GRANTEE, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the GRANTEE, the following described property:

Property Description:

1/52 interest in Suite # 405 Time Period 40 every Year

Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");

This being the identical property conveyed to Obligor/Owner by deed recorded on 12/19/2018, in the R.O.D. Office for Horry County in Deed Book 4168, Page 1447.

TMS number: 181-04-15-258

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said GRANTOR, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**

*Darla A. Day*

(#1 witness sign here)

*Shane L*

(Notary sign as #2 witness)

*J. W. King*

King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

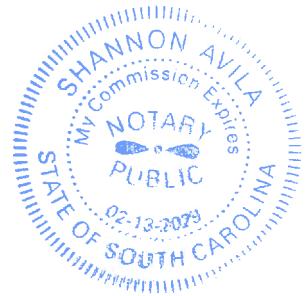
Witness my hand and seal this 6<sup>th</sup> day of February 2025.

*Shannon Avila*

Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-507354

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-258, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c)  exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

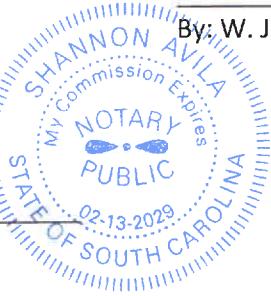
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires: 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



## **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty.' Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Deed BK: 4911 PG: 427 DocType: 1  
02/19/2025 at 01:25:57 PM, 1 OF 4  
**EXEMPT**

**STATE OF SOUTH CAROLINA**

**Marion D. Foxworth III**  
**HORRY COUNTY, SC REGISTRAR OF DEEDS**

**COUNTY OF HORRY**

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: KIMBERLY ANN SCOTT & DERICUS RANDALE SCOTT  
Owner as of Date of Notice of Sale: KIMBERLY ANN SCOTT & DERICUS RANDALE SCOTT

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite # 209 Time Period 39 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 5/11/2022, in the R.O.D. Office for Horry County in Deed Book 4549, Page 337.

TMS number: 181-04-15-240

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

SIGNED, SEALED AND DELIVERED

GRANTOR:

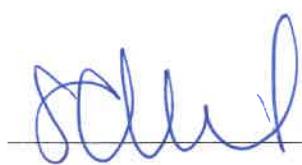
IN THE PRESENCE OF:



(#1 witness sign here)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager



(Notary sign as #2 witness)

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

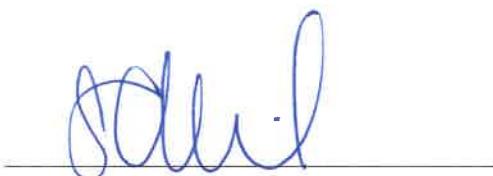
COUNTY OF Horry

)

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-511309

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

)

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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-240, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

SWORN to and subscribed before me this

6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires: 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



#### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty.' Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Deed BK: 4911 PG: 431 DocType: 1  
02/19/2025 at 01:25:58 PM, 1 OF 4  
EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: AARON K. ADAM & BRIEANE MARIE BOTWRIGHT  
Owner as of Date of Notice of Sale: AARON K. ADAM & BRIEANE MARIE BOTWRIGHT

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/104 interest in Suite # 1200 Time Period 4 every Odd Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 8/28/2023, in the R.O.D. Office for Horry County in Deed Book 4717, Page 122.

TMS number: 181-04-15-354

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

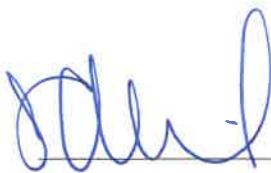
**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**



(#1 witness sign here)



(Notary sign as #2 witness)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

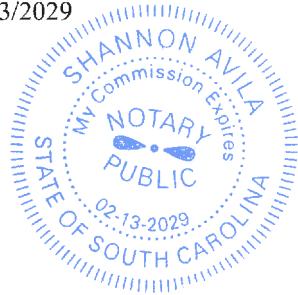
Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-513807

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-354, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC



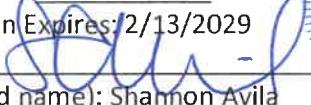
By: W. Joseph Cunningham or Jeffrey W. King, Members

SWORN to and subscribed before me this

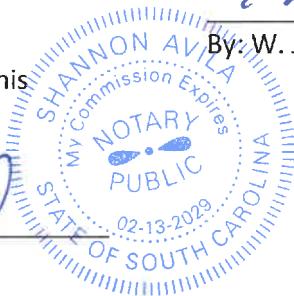
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.): 

Notary (printed name): Shannon Avila



## **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty.' Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Deed BK: 4911 PG: 435 DocType: 1  
02/19/2025 at 01:25:59 PM, 1 OF 4

EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

---

VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: KRISTI G. ALVAREZ  
Owner as of Date of Notice of Sale: KRISTI G. ALVAREZ

WHEREAS the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

KNOW ALL MEN BY THESE PRESENTS, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called GRANTOR, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of Ten (\$10.00) Dollars to the GRANTOR in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is 1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582, hereinafter called GRANTEE, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the GRANTEE, the following described property:

Property Description:

1/104 interest in Suite # 1912 Time Period 7 every Even Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 6/1/2023, in the R.O.D. Office for Horry County in Deed Book 4686, Page 617.

TMS number: 181-04-15-434

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said GRANTOR, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**

*Jeffrey W. King*

(#1 witness sign here)

*Jeffrey W. King*

King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

*Shannon Avila*

(Notary sign as #2 witness)

**STATE OF SOUTH CAROLINA**

)

**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

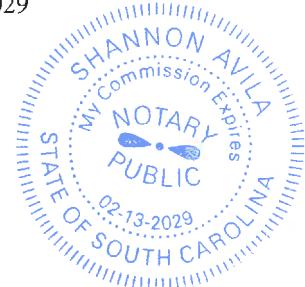
Witness my hand and seal this 6<sup>th</sup> day of February 2025.

*Shannon Avila*

Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-513480

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-434, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_

(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

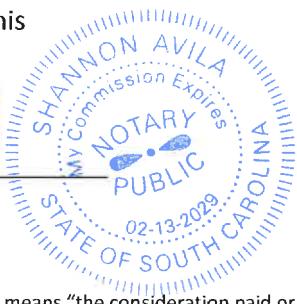
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 02/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



#### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty.' Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Deed BK: 4911 PG: 439 DocType: 1  
02/19/2025 at 01:26:00 PM, 1 OF 4  
EXEMPT  
**Marion D. Foxworth III**  
**HORRY COUNTY, SC REGISTRAR OF DEEDS**

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

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Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: LATAWANA PARKS THORNTON  
Owner as of Date of Notice of Sale: LATAWANA PARKS THORNTON

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/104 interest in Suite # 1201 Time Period 1 every Odd Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 1/30/2023, in the R.O.D. Office for Horry County in Deed Book 4638, Page 793.

TMS number: 181-04-15-355

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

SIGNED, SEALED AND DELIVERED

GRANTOR:

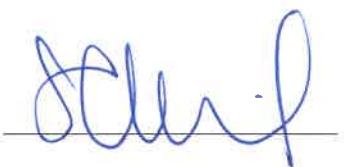
IN THE PRESENCE OF:



(#1 witness sign here)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager



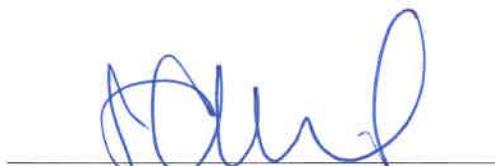
(Notary sign as #2 witness)

STATE OF SOUTH CAROLINA )  
                                )  
COUNTY OF HORRY           )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-513052

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY            )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-355, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_

(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires: 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



## **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty.' Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Deed BK: 4911 PG: 443 DocType: 1  
02/19/2025 at 01:26:01 PM, 1 OF 4  
EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

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Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: SONYA ARNOLD PIKE & DAVID DWIGHT PIKE  
Owner as of Date of Notice of Sale: SONYA ARNOLD PIKE & DAVID DWIGHT PIKE

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

KNOW ALL MEN BY THESE PRESENTS, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called GRANTOR, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of Ten (\$10.00) Dollars to the GRANTOR in hand paid at and before the sealing of these presents by Ocean Club Vacations, LLC, whose address is 1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582, hereinafter called GRANTEE, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the GRANTEE, the following described property:

Property Description:

1/104 interest in Suite # 504 Time Period 49 every Even Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 9/21/2016, in the R.O.D. Office for Horry County in Deed Book 3950, Page 125.

TMS number: 181-04-15-272

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said GRANTOR, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**



(#1 witness sign here)



(Notary sign as #2 witness)



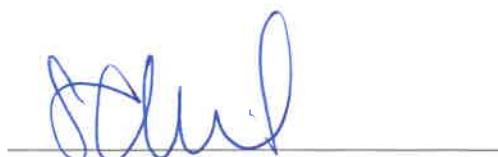
King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

STATE OF SOUTH CAROLINA )  
                                  )  
COUNTY OF HORRY           )

**ACKNOWLEDGMENT**

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-504170

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY            )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-272, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

SWORN to and subscribed before me this

6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires: 2/13/2029

Notary (L.S.): S. Avila

Notary (printed name): Shannon Avila



#### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty.' Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Deed BK: 4911 PG: 447 DocType: 1  
02/19/2025 at 01:26:02 PM, 1 OF 4  
**EXEMPT**  
**Marion D. Foxworth III**  
**HORRY COUNTY, SC REGISTRAR OF DEEDS**

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

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Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: EILEEN ELIZABETH WHITE  
Owner as of Date of Notice of Sale: EILEEN ELIZABETH WHITE

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that **King Cunningham, LLC**, as Trustee for **Ocean Club Vacations, LLC**, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/104 interest in Suite # 1212 Time Period 38 every Even Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 2/13/2017, in the R.O.D. Office for Horry County in Deed Book 3986, Page 3381.

TMS number: 181-04-15-520

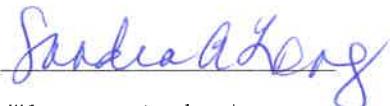
Together with all and singular the rights, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the **GRANTEE**, its heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

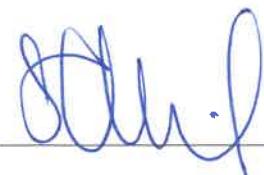
**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**



(#1 witness sign here)



(Notary sign as #2 witness)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

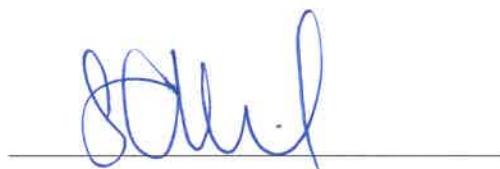
**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-520, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c)  exempt from the deed recording fee because (See Information section of affidavit):

#13 \_\_\_\_\_

(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 \_\_\_\_\_.

(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 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: \$0 \_\_\_\_\_

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0 \_\_\_\_\_

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00 .

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC



By: W. Joseph Cunningham or Jeffrey W. King, Members

SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

## Notary Public for South Carolina

My Commission Expires: 2/13/2029

Notary (I.S.): 

Notary (printed name): Shannon Avila

## INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

**Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
  - (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
  - (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
  - (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
  - (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
  - (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
  - (7) that constitutes a contract for the sale of timber to be cut;
  - (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
  - (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
  - (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
  - (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
  - (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
  - (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
  - (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
  - (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Deed BK: 4911 PG: 451 Doctype: 1  
02/19/2025 at 01:26:03 PM, 1 OF 4  
EXEMPT

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

---

**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: LYNNETTE LOUISE FRENCH & CHARLES EDWARD FRENCH  
JR  
Owner as of Date of Notice of Sale: LYNNETTE LOUISE FRENCH & CHARLES EDWARD FRENCH  
JR

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS,** that **King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC**, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite # 1605 Time Period 28 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 1/22/2021, in the R.O.D. Office for Horry County in Deed Book 4382, Page 1422.

TMS number: 181-04-15-397

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors

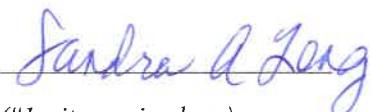
and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

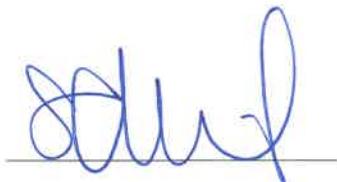
**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**

  
*Sandra A. Long*

(#1 witness sign here)

  
*[Signature]*

(Notary sign as #2 witness)

  
*[Signature]*

King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

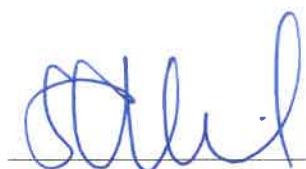
**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

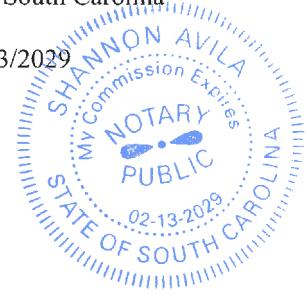
Witness my hand and seal this 6<sup>th</sup> day of February 2025.

  
*[Signature]*

Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-509649

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-397, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because (See Information section of affidavit):  
#13

(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                         .
- (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 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: \$0
- (b) Place the amount listed in item 5 above here:                           
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

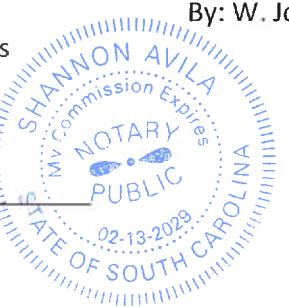
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



## INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagor whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Deed BK: 4911 PG: 455 DocType: 1  
02/19/2025 at 01:26:04 PM, 1 OF 4  
EXEMPT  
Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: RICHARD ALBERT HEINRICH  
Owner as of Date of Notice of Sale: RICHARD ALBERT HEINRICH

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that **King Cunningham, LLC**, as Trustee for **Ocean Club Vacations, LLC**, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite #1612 Time Period 39 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 7/8/2021, in the R.O.D. Office for Horry County in Deed Book 4440, Page 810.

TMS number: 181-04-15-402

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

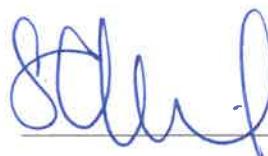
**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**



(#1 witness sign here)



(Notary sign as #2 witness)



King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

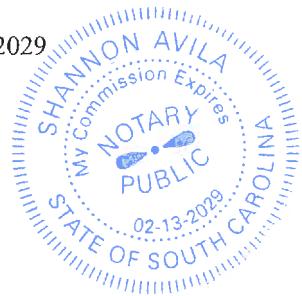
Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-510310

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-402, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit):  
#13

(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 \_\_\_\_\_.

(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 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: \$0 \_\_\_\_\_

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0 \_\_\_\_\_

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00 \_\_\_\_\_.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

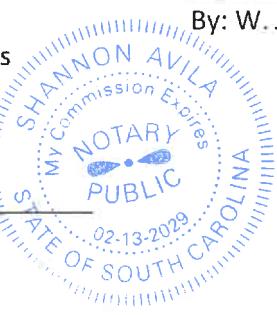
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



## INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Deed BK: 4911 PG: 459 DocType: 1  
02/19/2025 at 01:26:05 PM, 1 OF 4  
EXEMPT  
**Marion D. Foxworth III**  
**HORRY COUNTY, SC REGISTRAR OF DEEDS**

**STATE OF SOUTH CAROLINA**  
**COUNTY OF HORRY**

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**VACATION TIME SHARING OWNERSHIP**  
**TRUSTEE'S QUIT-CLAIM DEED**  
**Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: MAGGIE ANN MARTINEZ  
Owner as of Date of Notice of Sale: MAGGIE ANN MARTINEZ

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/104 interest in Suite # 710 Time Period 42 every Even Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 1/16/2024, in the R.O.D. Office for Horry County in Deed Book 4765, Page 262.

TMS number: 181-04-15-300

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

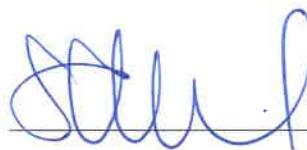
SIGNED, SEALED AND DELIVERED

GRANTOR:

IN THE PRESENCE OF:



(#1 witness sign here)



(Notary sign as #2 witness)

  
King Cunningham, LLC, Trustee for Ocean Club  
Vacations, LLC, by Jeffrey W. King (SC Bar #  
15840), or W. Joseph Cunningham (SC Bar #  
72655), Its Manager

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF HORRY )

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-514603

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              ) . 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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-300, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because (See Information section of affidavit):  
#13

(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 \_\_\_\_\_.
- (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 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: \$0 \_\_\_\_\_.
- (b) Place the amount listed in item 5 above here: \_\_\_\_\_.  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0 \_\_\_\_\_

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

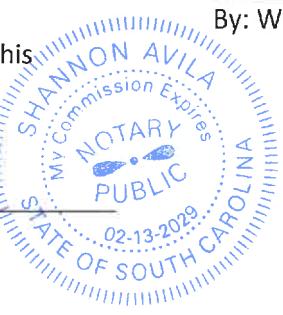
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires: 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



#### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty.' Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Deed BK: 4911 PG: 463 DocType: 1  
02/19/2025 at 01:26:06 PM, 1 OF 4  
**EXEMPT**  
**Marion D. Foxworth III**  
**HORRY COUNTY, SC REGISTRAR OF DEEDS**

**STATE OF SOUTH CAROLINA**  
**COUNTY OF HORRY**

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**VACATION TIME SHARING OWNERSHIP**  
**TRUSTEE'S QUIT-CLAIM DEED**  
**Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: MICHAEL RAY WAGNER & BARBARA ANN WAGNER  
Owner as of Date of Notice of Sale: MICHAEL RAY WAGNER & BARBARA ANN WAGNER

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that King Cunningham, LLC, as Trustee for Ocean Club Vacations, LLC, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite #1512 Time Period 26 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 11/10/2021, in the R.O.D. Office for Horry County in Deed Book 4483, Page 1420.

TMS number: 181-04-15-392

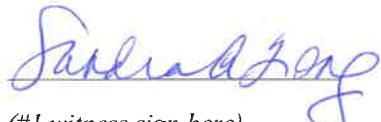
Together with all and singular the rights, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the **GRANTEE**, its heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

SIGNED, SEALED AND DELIVERED

GRANTOR:

IN THE PRESENCE OF:



(#1 witness sign here)



(Notary sign as #2 witness)



King Cunningham, LLC, Trustee for Ocean Club  
Vacations, LLC, by Jeffrey W. King (SC Bar #  
15840), or W. Joseph Cunningham (SC Bar #  
72655), Its Manager

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

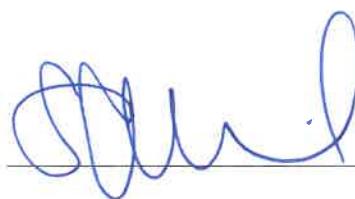
COUNTY OF HORRY

)

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.



Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-510552

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY              )        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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-392, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because (See Information section of affidavit):  
#13

(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 \_\_\_\_\_.
- (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 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: \$0 \_\_\_\_\_
- (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0 \_\_\_\_\_

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

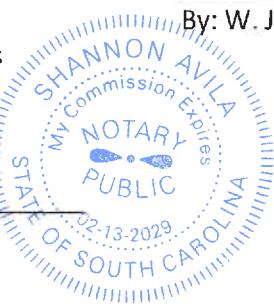
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



## INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Prepared By /Please Return To:  
KING CUNNINGHAM, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

STATE OF SOUTH CAROLINA  
COUNTY OF HORRY

Deed BK: 4911 PG: 467 DocType: 1  
02/19/2025 at 01:26:07 PM, 1 OF 4  
**EXEMPT**  
**Marion D. Foxworth III**  
**HORRY COUNTY, SC REGISTRAR OF DEEDS**

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**VACATION TIME SHARING OWNERSHIP  
TRUSTEE'S QUIT-CLAIM DEED  
Non-Judicial Foreclosure**

---

Trustee: King Cunningham, LLC  
PO BOX 4896  
NORTH MYRTLE BEACH, SC 29597

Obligor: STEPHEN EDWARD JARVIS & LISA CAROL JARVIS  
Owner as of Date of Notice of Sale: STEPHEN EDWARD JARVIS & LISA CAROL JARVIS

**WHEREAS** the Certificate of Compliance in a Non-Judicial Foreclosure Action was recorded after the regular conduct of a sale;

**KNOW ALL MEN BY THESE PRESENTS**, that **King Cunningham, LLC**, as Trustee for **Ocean Club Vacations, LLC**, hereinafter called **GRANTOR**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, in consideration of the sum of **Ten (\$10.00) Dollars** to the **GRANTOR** in hand paid at and before the sealing of these presents by **Ocean Club Vacations, LLC**, whose address is **1000 2<sup>nd</sup> Ave S, Ste 310, North Myrtle Beach, SC 29582**, hereinafter called **GRANTEE**, which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, the receipt of which is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has remised, released, and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the **GRANTEE**, the following described property:

Property Description:

1/52 interest in Suite #204 Time Period 10 every Year  
Anderson Ocean Club Horizontal Property Regime as tenants in common with the holders of other Ownership Interests in the Project in perpetuity, subject to the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for AOC Vacation Suites recorded at Deed Book 3517, Page 2039, et seq. of the records of the R.O.D. Office for Horry County, South Carolina, as amended or supplemented (the "Declaration");  
This being the identical property conveyed to Obligor/Owner by deed recorded on 9/19/2023, in the R.O.D. Office for Horry County in Deed Book 4724, Page 1184.

TMS number: 181-04-15-479

Together with all and singular the rights, hereditaments and appurtenances to 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 heirs, successors and assigns forever, so that neither the said **GRANTOR**, nor its heirs, successors and assigns shall at any time hereafter by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused this Quit-Claim Deed to be signed and sealed this 6<sup>th</sup> day of February 2025.

**SIGNED, SEALED AND DELIVERED**

**GRANTOR:**

**IN THE PRESENCE OF:**

*Sandra A. Long*

(#1 witness sign here)

*Shannon Avila*

(Notary sign as #2 witness)

*[Signature]*

King Cunningham, LLC, Trustee for Ocean Club Vacations, LLC, by Jeffrey W. King (SC Bar # 15840), or W. Joseph Cunningham (SC Bar # 72655), Its Manager

**STATE OF SOUTH CAROLINA**

)

**ACKNOWLEDGMENT**

**COUNTY OF HORRY**

)

I, the undersigned notary, do hereby certify that the above subscribed officer(s) of the GRANTOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 6<sup>th</sup> day of February 2025.

*Shannon Avila*

Notary Public for the State of South Carolina

My Commission Expires: 2/13/2029

(Seal)



Contract #93-514011

STATE OF SOUTH CAROLINA      )  
COUNTY OF HORRY      )

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 being transferred is located at 2600 N. Ocean Blvd., Myrtle Beach, SC 29577, bearing County Tax Map Number 181-04-15-479, was transferred by King Cunningham, LLC as Trustee/Grantor to Ocean Club Vacations, LLC/Grantee on February 6, 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 as a distribution to a trust beneficiary.

(c)  exempt from the deed recording fee because (See Information section of affidavit):

#13

(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 \_\_\_\_\_.

(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 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: \$0

(b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$0.00.

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

King Cunningham, LLC

By: W. Joseph Cunningham or Jeffrey W. King, Members

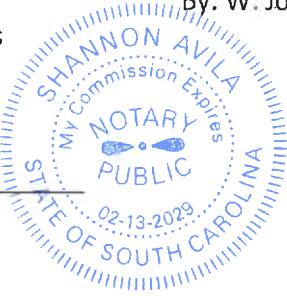
SWORN to and subscribed before me this  
6<sup>th</sup> day of February 2025

Notary Public for South Carolina

My Commission Expires 2/13/2029

Notary (L.S.):

Notary (printed name): Shannon Avila



## **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### **Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.