

This property was acquired by the seller due to delinquent tax sale deed and will be transferred by Quitclaim Deed only using the most recent deed description. No title search has been performed by the seller, auctioneer, or closing attorney. Title insurance will not be offered.

It is the bidder's responsibility to inspect the property and conduct own due diligence prior to bidding. Neither the Seller nor the Auctioneer make any representations as to suitability for buyer's intended use.

The Seller acquired these properties by tax sale deed. The properties were previously sold by the county at the annual real property tax sale due to delinquent property taxes.

The Seller does not warrant title to the property and shall convey the subject property by Quitclaim Deed only using the most recent deed description. Purchaser understands the Quitclaim Deed conveying the property only transfers the interest the Seller obtained by virtue of its tax sale deed.

The Seller is not conveying and cannot convey marketable title in this Property by virtue of its tax deed.

The legal axiom of caveat emptor or "buyer beware" applies to this auction. Therefore, you are charged with knowledge of the titles of the properties that are sold and any defects in these titles. The Seller does not warrant the titles and no title search has been conducted. No survey has been prepared. The purchaser is encouraged to and should consult an attorney of your choice prior to bidding on any tax sale property in this auction. Seller's attorney represents only the Seller and does not represent the Purchaser. Purchaser should obtain advice from Purchaser's Attorney prior to bidding on tax sale properties.

The Seller hereby expressly disclaims and negates any representations or warranties of any kind, whether expressed or implied, relating to the condition, merchantability, or fitness for a particular purpose of the real property and improvements thereon, including without limitation any warranty relating to the condition of the real property, its suitability for Purchaser(s) purposes or the status of the properties' maintenance or operation. The Seller does not make any representations or warranties that the real property and improvements thereon may be used for any purpose whatsoever.

CHERRY GROVE BEACH; LT 19 BL 32

PIN: 35115010008 - TMS: 1450120012

Parcel

Owner

BACKWOODS LLC
894 HWY 145 S
CHESTERFIELD SC 29709

Neighborhood Name	CHERRY GROVE BEACH
Neighborhood Number	1107900
District	550 - N MYRTLE BEACH
Legal Acres	0.11

Transfer of Ownership

Grantor	Grantee	Consideration	Transfer Date	Deed Book / Page	Deed Type
	PINNER VERNON THOMAS JR	0.00	1999-06-07	2152 / 235	DEED
PINNER VERNON THOMAS JR	PINNER BRENDA M ETAL	0.00	1999-06-07	2152 / 235	DEED
PINNER BRENDA M ETAL	BACKWOODS LLC	893.00	2018-03-23	4096 / 1077	DEED

Valuation Record

Assessment Year	Reason for Change	Appraised							Total
		Residential		Farm			Other		
		Land	Improvement	Land	Improvement	Use	Land	Improvement	
2010	Converted REASSESSMENT ROLL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00
2014	Converted 2014 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145,000.00	\$0.00	\$145,000.00
2019	Converted 2019 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$185,000.00	\$0.00	\$185,000.00

Appraised

Assessment Year	Reason for Change	Residential		Farm			Other		Total
		Land	Improvement	Land	Improvement	Use	Land	Improvement	
2023	Converted Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$185,000.00	\$0.00	\$185,000.00

Land Size

Land Type	Acreage - or - Effective Frontage		Square Feet - or - Effective Depth		Influence Factor
	Res Primary	0.110000		5000.000000	

Summary of Improvements

No Improvement Data Available.

Summary of Addons

No Improvement Data Available.

Summary of Details

No Improvement Data Available.

Physical Characteristics

CHERRY GROVE BEACH; LT 19 BL 32

PIN: 35115010008 - TMS: 1450120012

Land

Owner

BACKWOODS LLC
894 HWY 145 S
CHESTERFIELD SC 29709

District 550 - N MYRTLE BEACH

2023 Parcel Values

Taxable Values

Residential Land	\$0.00
Residential Improvements	\$0.00
Farm Land	\$0.00
Farm Improvements	\$0.00
Farm Use	\$0.00
Other Land	\$185,000.00
Other Improvements	\$0.00
Total	\$185,000.00

Market Values

Residential Land	\$0.00
Residential Improvements	\$0.00
Farm Land	\$0.00
Farm Improvements	\$0.00
Farm Use	\$0.00
Other Land	\$185,000.00
Other Improvements	\$0.00
Total	\$185,000.00

Transfers

Transfer Date **2018-03-23**

Recording Date	2018-03-23
Deed Amount	\$893.00
Seller	PINNER BRENDA M ETAL
Purchaser	BACKWOODS LLC
Deed Book	4096
Deed Page	1077

Transfer Date **1999-06-07**

Recording Date	1999-06-07
Deed Amount	\$0.00
Seller	PINNER VERNON THOMAS JR
Purchaser	PINNER BRENDA M ETAL
Deed Book	2152
Deed Page	235

Deed Type DEED

Deed Type DEED

Transfer Date **1999-06-07**

Recording Date 1999-06-07

Deed Amount \$0.00

Seller

Purchaser PINNER VERNON THOMAS JR

Deed Book 2152

Deed Page 235

Deed Type DEED

Permits

No Permits Found.

Memos

5 Memos

Year Note

2010 Converted Notes: 2007 1450120012 1

2019 ATI 2018 FOR 2019 TAX YEAR: IMPORTED FROM ATI WORKSHEET REPORT 05/22/19

2010 2007 1450120012

2010 1999 DOD 2152-235 96ES27 VERNON THOMAS PINNER JR DECEASED D1-2-96 LEAV HIS INT UNTO ETAL= MELANIE DOLENE BRATCHER, MARY ANNA P INNER LEWIS EACH RECEIVING 1/3RD INT/D6-14-99PA\

2013 2014 1450120011-012 089 10/3/2013 10/2/2013 PER BRENDA OWNER BY PHONE #58



STOP

NO
DUMPING

AUCTION
MULTI-SELLER
Thursday, Feb 22nd, 2:00 P.M.
Lots from Auctions & Surplus and 5000 sq. ft. Warehouse, CA
Property: CITS
404.995.1889

