

42612010003,

**RETURN RECORDED DEED TO:**

The Conner Law Firm, P.C.  
906 W. Carolina Avenue  
Hartsville, SC 29550

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

**LIMITED WARRANTY  
DEED**

I, **RICHARD E. CONNER, JR.**, as conservator for **EVELYN C. CALIFF (CHESTERFIELD COUNTY PROBATE CASE NO. 2021-GC-13-00001)**, for and in consideration of the sum of **FIVE HUNDRED FIFTY-ONE THOUSAND DOLLARS (\$551,000.00)** and other valuable consideration to me on behalf of the estate in hand paid by **REGINA BECHTLER WARD**, the receipt of which is acknowledged, have granted, bargained, sold and released and by this deed do grant, bargain, sell and release to **REGINA BECHTLER WARD**, the following described property:

All that certain piece, parcel, tract or lot of land situated in Horry County, Conway Township, and being described as Lot Five (5) of Block One (1) on map of Waterside Subdivision made by Robert L. Bellamy, C.E. dated May 21, 1959, and recorded in the RMC Office of Horry County, in Plat Book 27 at Page 26.

This being the same property conveyed to James L. Califf and Evelyn C. Califf by deed of Carl R. Lapasky and Carolyn A. Lapasky dated January 13<sup>th</sup>, 1994, and recorded on January 25<sup>th</sup>, 1994 in Deed Book 1697 at Page 785, in the Office of the Register of Deeds for Horry County, South Carolina. This being the same property conveyed unto Evelyn C. Califf by Deed of Distribution from the Estate of James L. Califf recorded October 31, 2000, in the Office of the Register of Deeds for Horry County in Book 2313 at Page 250.

**Property Address:** [redacted] Waterside Drive, Myrtle Beach, SC 29577

**PIN# 42612010003**

**Grantee's Address:**  
Regina Bechtlter Ward  
9007 Highway 544  
Myrtle Beach, SC 29588

The premises are granted together with all the rights, members, hereditaments and appurtenances belonging or in any wise incident or appertaining to them.

To have and to hold the premises to **REGINA BECHTLER WARD**, her heirs and assigns, forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land which are set forth or referenced here or which may otherwise appear of record.

**RICHARD E. CONNER, JR.**, as conservator, binds myself and my successors to warrant and forever defend the premises to **REGINA BECHTLER WARD**, her heirs and assigns, against me and my successors and all persons lawfully claiming or to claim the premises, or any part of them, by, through or under me or my successor as personal representative, but against none other.

This deed is being executed by Richard E. Conner, Jr. pursuant to the authority vested in me by the Fiduciary Letter appointing Richard E. Conner, Jr. as Conservator for Evelyn C. Califf, case number 2022GC1300001, dated on April 13, 2022, in Chesterfield County, South Carolina recorded in the Register of Deeds for Horry County, South Carolina on April 14, 2022 at Book 4539 and Page 3217.

This deed is being executed by Richard E. Conner, Jr. Pursuant to the authority vested in me by the Probate Court Order appointing Richard E. Conner, Jr. as Conservator for Evelyn C. Califf, case number 2022GC1300001, dated on April 13, 2022 and filed on April 19, 2022 in Chesterfield County, South Carolina.

See attached exhibits.

WITNESS my hand and seal this 16<sup>th</sup> day of August 2022.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Eda Feniere*  
First Witness  
Emma LaFreniere  
Printed Name

*M. Quelt*  
Second Witness  
D. Michelle Greenawalt  
Printed Name

*R. E. Conner, Jr.* (SEAL)  
**RICHARD E. CONNER, JR.,**  
**CONSERVATOR FOR EVELYN C.**  
**CALIFF**

STATE OF SOUTH CAROLINA )  
 )  
 ) PROBATE  
 )  
COUNTY OF DARLINGTON )

PERSONALLY, appeared before me the below-signed witness and made oath that he/she is not a party or beneficiary of the transaction and that he/she saw the within named **RICHARD E. CONNER, JR., CONSERVATOR FOR EVELYN C. CALIFF**, sign and as his/her act and deed deliver the within written Deed, and that he/she, together with the other witness above, witnessed the execution thereof.

Emma LaFreniere  
First Witness  
Emma LaFreniere  
Printed Name

STATE OF SOUTH CAROLINA )  
 )  
 ) ACKNOWLEDGEMENT  
 )  
COUNTY OF DARLINGTON )

I, Kelsey Mullis, the undersigned notary, certify that **RICHARD E. CONNER, JR., CONSERVATOR FOR EVELYN C. CALIFF** personally appeared before me this day and acknowledged the due execution of the above instrument.

Witness my official seal, this 16<sup>th</sup>  
day of August, 2022.  
[Signature] (SEAL)  
Signature  
Kelsey Mullis  
Printed Name

Notary Public for State of South Carolina  
My Commission Expires: 4/4/2032



Kelsey Mullis  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires  
April 4, 2032

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 in the City of Myrtle Beach, bearing Horry County PIN Number 42612010003, was transferred by **RICHARD E. CONNER, JR., CONSERVATOR FOR EVELYN C. CALIFF** (CHESTERFIELD COUNTY PROBATE CASE NO. 2021-GC-13-00001) to REGINA BECHTLER WARD, on this **17TH** day of AUGUST 2022.
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): \_\_\_\_\_  
(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 \_\_\_\_\_ 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 \$551,000.00
  - (b) The fee is computed on the fair market value of the realty which is \$ \_\_\_\_\_.
  - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ \_\_\_\_\_.
5. Check: Yes \_\_\_\_\_ or No  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract 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: \$ 551,000.00
  - (b) Place the amount listed in item 5 above here: 0.00  
(If no amount is listed, place zero here.)
  - (c) Subtract Lien 6(b) from Line 6(a) and place result here: \$ 551,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,038.70
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Randall K. Mullins  
Purchaser, Legal Representative of the Purchaser, or other  
Responsible Person Connected with the Transaction  
Printed Name: Randall K. Mullins

Witness my official seal, this 17  
day of August, 2022.  
Nikhole Strong (SEAL)  
Signature  
Nikhole Strong  
Printed Name



Notary Public for State of South Carolina  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

**COURTESY OF  
LUNA SHARK MEDIA**

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF: Chesterfield )  
 )  
IN THE MATTER OF: )  
EVELYN C. CALIFF )  
\_\_\_\_\_  
(Ward and Protected Person) )

IN THE PROBATE COURT

**FIDUCIARY LETTERS**

CASE NUMBER: 2022GC1300001

This is to certify that

**Richard E. Conner, Jr.**

is/are the duly qualified

- GUARDIAN
- CONSERVATOR
- TRUSTEE
- \_\_\_\_\_

On the 13<sup>th</sup> day of April, 2022, Richard E. Conner, Jr. was/were appointed and qualified as Fiduciary(ies) of the above matter by this Court, with all the authority granted to a fiduciary by law.

NOW, THEREFORE, LETTERS are issued as evidence of such appointment, qualification, and authority of the above fiduciary(ies) to do and to perform all acts which may be authorized by law.

**RESTRICTIONS:**

NONE.

Executed this 13<sup>th</sup> day of April, 2022.

*Gail B. Ingram*

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TRUE COPY  
Gail B. Ingram, Probate Court Judge  
Chesterfield County  
Probate Court

*Gail B. Ingram*

---

Probate Judge

**EXHIBIT B**

**COURTESY OF  
LUNA SHARK MEDIA**

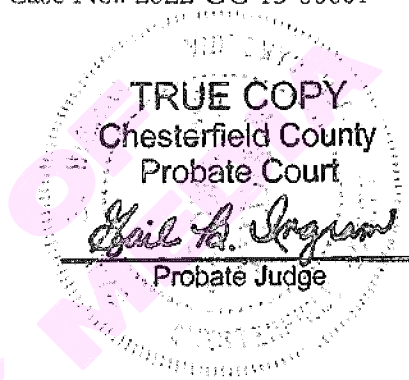
FILED  
PROBATE COURT

STATE OF SOUTH CAROLINA )  
2022 APR 19 3:28 )  
COUNTY OF CHESTERFIELD )  
CHESTERFIELD COUNTY )  
IN THE MATTER OF )  
EVELYN C. CALIFF )  
THE SOUTH CAROLINA DEPARTMENT )  
OF SOCIAL SERVICES )  
Petitioner )  
versus )  
EVELYN C. CALIFF, SHANNON LUKE )  
CALIFF, AND PATRICIA M. FERGUSON )  
Respondents )

IN THE PROBATE COURT

ORDER

Case No.: 2022-GC-13-00001



The hearing for this action was recorded. A copy of the audio from the hearing shall be maintained by this Court.

Participating in the hearing were:

|                                     |                                 |
|-------------------------------------|---------------------------------|
| PRESIDING JUDGE                     | Gail B. Ingram                  |
| DATE OF HEARING                     | 13 April 2022                   |
| ATTORNEY FOR PETITIONER             | Richard E. Conner, Jr.          |
| ATTORNEY FOR RESPONDENT             | Relieved                        |
| GUARDIAN <i>AD LITEM</i> FOR A.I.I. | Bothwell F. Graham, Esq.        |
| WITNESS                             | Arismel Perez of Horry Co., DSS |

Mr. Graham, under the authority of SC ST §62-5-303(B)(C), sought to be relieved as attorney and requested appointment as Guardian ad litem for the AII which request was earlier granted.

The presence of EVELYN C. CALIFF was waived by her attorney under the authority of SC ST §62-5-303C(a).

In re EVELYN C. CALIFF

2022-GC-13-00001



### PROCEDURAL HISTORY

This hearing follows the submission of a Summons and Petition for a finding of incapacity and appointment of Guardian and Conservator filed in the Chesterfield County Probate Court on 8 March 2022. The Summons and Petition and Notice of Right to Counsel were served upon EVELYN C. CALIFF (Ms. Califf) as evidenced by the Affidavit of Service filed on 23 March 2022 in this Court. Shannon Luke Califf and Patricia M. Ferguson were served by certified mail on 14 March 2022.

This Court appointed Bothwell F. Graham, Esq to serve as counsel to Ms. Califf.

The Examiner's Report submitted by Dr. William Davis was filed with this Court on 8 March 2022.

### JURISDICTION AND VENUE

Ms. Califf had been a long-time resident of Horry County, South Carolina, but now resides in Chesterfield County where she was placed, in 2021, by Petitioner. This matter concerns the determination of Ms. Califf's capacity and Petitioner seeks the appointment of a fiduciary to assist in the management of her person and estate. As a result, this Court finds it has subject matter and personal jurisdiction under §62-1-302 (a)(2)(i) and §62-5-701. In addition, this Court finds venue is appropriate under §62-5-302 and §62-5-401.

### FACTS

Petitioner alleges Ms. Califf is an 87-year-old woman without a Last Will and Testament, Healthcare Power of Attorney, or Living Will with no Guardian or Conservator having ever been appointed for her. Ms. Califf,

Ms. Califf was introduced to the Courts of South Carolina through Adult Protective Services in early 2021 when she was found to be a vulnerable adult with cause to believe there was imminent danger

to her life or safety due to abuse, neglect or exploitation by the Family Court of the 15<sup>th</sup> Judicial Circuit. A result of the Order was the Petitioner having custody of Ms. Califf. With this authority, Petitioner sought placement of Ms. Califf for her appropriate care. This effort saw her transferred to Palmetto Ridge Assisted Living and Memory Care located in Cheraw, South Carolina.

Ms. Califf is a widow to whom were born two children: Clinton T. Califf (deceased) and Shannon Luke Califf of Oak Park, Illinois. Shannon Luke Califf was provided all required notice, but was not present at the hearing.

Horry County records indicate Califf executed in 2017 a Power of Attorney naming Patricia Ferguson, Esq., as agent. The instrument provided for no successor. It is noted that though having all required notice, Ms. Ferguson submitted no response to Petitioner's pleadings and was not present at the hearing.

Dr. William Davis' Affidavit provided he had examined Ms. Califf on many dates beginning in October of 2021 and found she suffers from cognitive deficits and depressive disorder as among others. As result of his examinations, diagnoses and prognoses Dr. Davis asserted, without qualification, his belief that Ms. Califf is an incapacitated individual.

Mr. Graham provided this Court his Guardian ad litem report and testified that he found no cause to object to Petitioner's allegations or prayers.

Ms. Perez testified to Ms. Califf's conditions and her history with the Horry County Adult Protective Services that included experiences with cognitive decline, depression, aggression, difficulty in managing medication and challenges with activities of daily living.

Petitioner has been unable to establish a firm value to Ms. Califf's estate, but is aware she owns a home for which there exists a mortgage, receives Social Security pension and possesses a bank account with Wells Fargo. As a result, Ms. Califf has an estate that will suffer loss if not managed.

Based on the Family Court Orders, the Examiner's Report, and the report and testimony of the Guardian ad litem, this Court finds by clear and convincing evidence that EVELYN C. CALIFF is unable to effectively receive, evaluate, and respond to information or make or communicate decisions such that even with appropriate, reasonably available support and assistance, she cannot

meet the essential requirements for her physical health, safety or self-care which necessitates the need for a guardian. This Court also finds, by clear and convincing evidence, Ms. Califf is unable to manage her property or financial affairs or provide for her own support necessitating the need for a protective Order.

Petitioner sought the appointment of Richard E. Conner, Jr. as Guardian and Conservator. Ms. Califf's son, and only known relative, was not willing to serve as Ms. Califf's fiduciary. Because Ms. Califf has no one of greater statutory priority able and willing to serve as her fiduciary, the Court must look further for a suitable nominee. SC ST §62-5-308 and 408. Mr. Conner submitted to this Court a SLED catch indicating no criminal activity, has been a member of the South Carolina Bar for 20 years, and has never filed for bankruptcy. Mr. Conner's nomination as Guardian and Conservator was met with no objection. Finally, Mr. Conner offered his acceptance of the appointments. With this, the Court finds Mr. Conner is qualified to serve and orders his appointment as Ms. Campbell's Guardian and Conservator with qualifications as shall follow.

Ms. Califf's financial picture is, as yet, not clear but is obviously complicated. In 2018, Ms. Califf was sued by the Cathedral Baptist Church of the Grand Strand, Inc., for which she filed a confession of judgment. Her home, located at [REDACTED] Waterside Drive, Myrtle Beach, is the subject of a mortgage. In 2019, the mortgage lender initiated a foreclosure action. Shortly thereafter, in the same year, Ms. Califf filed for bankruptcy which resulted in, among other things, a stay of foreclosure. Public records indicate property taxes for 2021 have not been paid and the lender is presently seeking relief from the Stay with a hearing on the matter taking place on 20 April 2022. Given its waterfront location in Myrtle Beach, it would seem the real property represents potentially significant value that could be applied to Ms. Califf's benefit. Also, the legal history indicates this asset may be lost if something constructive is not quickly done. Therefore, this Court explicitly authorizes the Conservator to use any of Ms. Califf's assets, and all reasonable effort, to market and sell this property. This authorization is intended to be expansive and not restrictive.

The elements of this Court's Order pertaining to rights to be removed from Ms. Califf is plenary: Ms. Califf's condition is such as sees this Court ordering she shall retain none of the enumerated rights of §62-5-304A or elsewhere.

In re EVELYN C. CALIFF

2022-GC-13-00001

Page | 4 of 6



In addition to other direction by this Court, all costs and fees associated with this action, to include attorneys' fees, shall, following submission of appropriate affidavit of costs and fees, be paid from Ms. Califf's inter vivos estate. With the proceeds from the sale of Ms. Califf's home, the Conservator shall seek to purchase a pre-need funeral contract for an amount no greater than \$5,000.00 and retain \$5,000.00 as pre-paid expenses associated with ongoing Conservator and Guardian duties following Ms. Califf's death. Each of these authorities promote Ms. Califf's best interests. Finally, Petitioner asked this Court to include the authority of the appointed Guardian to make end of life decisions. As Ms. Califf has no Healthcare Power of Attorney or Living Will, this request also promotes Ms. Califf's best interest and is granted.

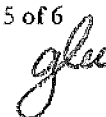
Based on the above, this Court finds and Orders as follows:

- 1) EVELYN C. CALIFF is an incapacitated person.
- 2) EVELYN C. CALIFF 's incapacity requires she have Guardian appointed.
- 3) This Court hereby removes from Ms. Califf all powers referenced in SC ST §62-5-304A(A)(1)-(15).
- 4) Richard E. Conner, Jr. is a qualified individual who has accepted the nomination and is hereby appointed to serve as Guardian.
- 5) As Guardian, this Court vests in Richard E. Conner, Jr. all powers referenced in SC ST 304A(B)(1)-11). The appointment of Guardian is without restriction, but includes explicit authority to make end of life decisions.
- 6) EVELYN C. CALIFF has an estate in need of management.
- 7) Richard E. Conner, Jr. is a qualified individual who has accepted the nomination of Conservator and is appointed to serve without bond contingent upon receipt of appropriate proof of insurance coverage. Richard E. Conner, Jr.'s service as a Conservator shall be unqualified.
- 8) Richard E. Conner, Jr.'s legal assistants, Emma LaFreniere and Gina Longenecker, are able to speak on behalf of Richard E. Conner, Jr. in all matters pertaining to EVELYN C. CALIFF.
- 9) Richard E. Conner, Jr. shall have the responsibility and authority to sell the real property of Ms. Califf's inter vivos estate.
- 10) Upon submission of appropriate Affidavit of Fees, Mr. Graham and Mr. Conner shall be compensated out of Califf's inter vivos estate.

In re EVELYN C. CALIFF

2022-GC-13-00001

Page | 5 of 6



- 11) Mr. Conner, as Guardian and Conservator shall receive reasonable compensation based upon his normal hourly rate, which rate may increase from time to time.
- 12) The Guardian shall maintain appropriate placement of Ms. Califf given her physical and other needs.
- 13) The Guardian shall seek to procure for Ms. Califf an irrevocable pre-need contract for end-of-life services e.g. burial and cremation, not in excess of \$5,000.00. Ultimate authority for obtaining this contract and the terms to be established therein rests solely with the Guardian.
- 14) Richard E. Conner, Jr. is authorized to accept as a flat-fee, irrevocable engagement for legal and fiduciary services associated with end of life for \$5,000.00.
- 15) The Guardian and Conservator shall exercise all rights not otherwise specifically enumerated herein.
- 16) The Guardian shall file with this Court within 30 days of this Order a Plan of Care as required by SC ST §62-5-309(B).
- 17) The Guardian shall file with this Court an annual Guardian Report as required by SC ST §62-5-309(A)(7).
- 18) The Conservator shall, upon appointment, submit his Conservator Contract.
- 19) The Conservator shall, within 30 days of appointment, submit an Inventory and Appraisal under §62-5-415.
- 20) The Conservator shall, within 60 days of appointment, record his Fiduciary Letter with the Registrar of Deeds in the appropriate counties as per §62-5-418.
- 21) The Conservator shall file a Conservator Report annually per §62-5-416.

AND IT IS SO ORDERED

19 April 2022

Date



The Honorable Gail B. Ingram  
Probate Judge: Chesterfield County

**HORRY COUNTY REGISTER OF DEEDS  
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.  
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,  
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Mullins Law Firm, PA

ADDRESS:

PO BOX 585

N MYRTLE BCH, SC 29597-0585

TELEPHONE: (843) 272-8902

FAX: (843) 272-8902

E-MAIL ADDRESS: mullinslawfirm@aol.com

Related Document(s): book **2313** , page **250**

**PURCHASE PRICE / MORTGAGE AMOUNT: \$ 551000.00**

**BRIEF PROPERTY DESCRIPTION: Lot 5 Block 1 Waterside Subdivision**

**TAX MAP NUMBER (TMS #) 172-15-01-004 / PIN NUMBER: .**

**GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):**

LAST NAME

FIRST NAME

MIDDLE NAME

1. CALIFE

EVELYN

C.

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

LAST NAME

FIRST NAME

MIDDLE NAME

1. WARD

REGINA

BECHTLER

STATE OF SOUTH CAROLINA )

IN THE PROBATE COURT

COUNTY OF: Chesterfield )

**FIDUCIARY LETTERS**

IN THE MATTER OF: )

EVELYN C. CALIFF )

CASE NUMBER: 2022GC1300001

(Ward and Protected Person) )

This is to certify that

**Richard E. Conner, Jr.**

is/are the duly qualified

- GUARDIAN  
 CONSERVATOR  
 TRUSTEE

On the 13<sup>th</sup> day of April, 2022, Richard E. Conner, Jr. was/were appointed and qualified as Fiduciary(ies) of the above matter by this Court, with all the authority granted to a fiduciary by law.

NOW, THEREFORE, LETTERS are issued as evidence of such appointment, qualification, and authority of the above fiduciary(ies) to do and to perform all acts which may be authorized by law.

**RESTRICTIONS:**

NONE.

Executed this 13<sup>th</sup> day of April, 2022.

*Gail B. Ingram*

TRUE COPY  
Gail B. Ingram, Probate Court Judge  
Chesterfield County  
Probate Court

*Gail B. Ingram*  
Probate Judge

**HORRY COUNTY REGISTER OF DEEDS  
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.  
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,  
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Probate Fiduciary Letter (Charge)

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: The Conner Law Firm, P.C.

ADDRESS:

115 Cargill Way Ste C-2  
Hartsville, SC 29550-4260

TELEPHONE: (843) 332-1678

FAX: (843) 332-1678

E-MAIL ADDRESS: sharon@connerlawsc.com

Related Document

(s):

**PURCHASE PRICE / MORTGAGE AMOUNT: \$.**

**BRIEF PROPERTY DESCRIPTION: n/a**

**TAX MAP NUMBER (TMS #), / PIN NUMBER: ,**

**GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):**

| <u>LAST NAME</u> | <u>FIRST NAME</u> | <u>MIDDLE NAME</u> |
|------------------|-------------------|--------------------|
| 1. <u>CALIFF</u> | <u>EVELYN</u>     | <u>C.</u>          |

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

| <u>LAST NAME</u> | <u>FIRST NAME</u> | <u>MIDDLE NAME</u> |
|------------------|-------------------|--------------------|
| 1. <u>CONNER</u> | <u>RICHARD</u>    | <u>E. JR.</u>      |



**DURABLE FAMILY POWER OF ATTORNEY  
FOR PROPERTY  
BY Evelyn C. Califf**

KNOW ALL MEN BY THESE PRESENTS, that I, Evelyn C. Califf, of Horry County, South Carolina, do hereby appoint Patricia M. Ferguson as my attorney to represent me in all matters with my power and authority to act. Said authority shall specifically include, but not be limited to, the authority for me and in my name to:

1. Demand, sue for, and receive all sums of money, debts, interest, dividends, annuities, property (both real and personal) and demands whatsoever as are now or shall hereafter become due, owing, or belonging to me; and have and take all means for the recovery thereof, by attachments, distress, replevin, garnishment, actions at law, suits in equity or otherwise, and to compromise and agree for the same, and to make, seal and delivery acquaintances or other sufficient discharges for the same.

2. Bargain, contract, buy, sell, convey, mortgage, receive, hypothecate, lease, manage, operate, repair, improve and in any and every way and manner to deal in and with goods and merchandise, choses in action, and other property, in possession or in action and whether real or personal, upon such terms and conditions, and with such warranties and covenants, as the attorney shall think fit.

3. Make, do and transact all and every kind of business of whatever nature and kind.

4. Make and execute any bond whatsoever as principal and to sign, seal, acknowledge and deliver the same for me and in my name as principal.

5. Demand, sue for, receive, and give effectual discharges, for all the rents and profits now due, or which shall become due me; and to take and use all lawful proceedings for recovering the said rents and profits, and for ejecting defaulting tenants and occupants, and for terminating the tenancy or occupation thereof, and for obtaining, recovering, and retaining possession of all or any of the premises held or occupied by such defaulters.

6. Bargain, grant, and convey to such person or persons any and all real estate or interest in land owned by me and for such sum or sums of money, as my attorney shall deem proper; and, upon such sale or sales, to make, sign, seal acknowledge and deliver deeds with such a covenant or covenants, general or special or warranty, quit claim or otherwise, as my attorney shall deem expedient.

Initials EC

7. Sell and transfer unto any person or persons whatever, and for such price as the attorney shall think fit, any or all of the shares of stock of any corporation owned by me and make and pass all necessary acts of assignments.

8. Appear and vote, and otherwise act as my proxy or representative, in respect to such number of shares as I may be entitled to vote, at any and all meetings of stockholders of companies or corporations in which I now or may hereafter have stock, and for such purpose to sign and execute any proxies or other instruments

9. Sign, seal, execute, deliver and acknowledge such deeds, leases and assignments of leases, covenants, indentures, agreements, assignments, mortgages, hypothecations, bills, bonds, option notes, receipts, evidences of debt, and such other instruments in writing of whatever kind or nature.

10. Make withdrawals (and "repurchases") from any and all bank accounts (checking or savings), money market funds and savings and loan accounts (or "shares") and enter any and all safe deposit boxes.

11. Purchase bonds which are redeemable to pay Federal Estate Taxes at more than their market value and to borrow money in order to purchase such bonds.

12. Purchase, pay the premiums on, exercise my rights to elect options, and borrow against any life, casualty, health or accident insurance. The attorney, however, is specifically prohibited from having any power or authority over any life insurance policies which the principal owns on the life of the attorney.

13. Seek appropriate court orders mandating acts which the attorney deems appropriate if a third party refuses to comply with, or give effect to, actions taken by the attorney which are authorized herein or enjoining acts of third parties which the attorney has not authorized. In addition the attorney may bring legal action against any third party who fails to comply with actions authorized herein and demand damages, including punitive damages, on my behalf for such noncompliance.

14. Have all the above powers with respect to all and any property acquired by me after the date hereof as well as with property presently owned by me.

15. Perform any and all acts that I can perform with respect to all tax matters (including, but not limited to, federal and state income and gift taxes, self-employment taxes, intangible taxes and excise taxes). Such power shall include, but shall not be limited to, the power to sign or issue, or both, Forms W-2, 709, 942, 1040, 1040A, 1040ES, 4868, 2688, 2210 and 2848 or any substitutes therefore; to claim tax refunds and credits; to consent to "gift-splitting" under the federal gift tax law or any similar law; to employ others to assist and represent me in any tax

Initials ECC

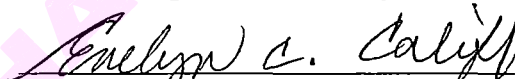
matters; to permit such persons to receive confidential information concerning same; to compromise and settle tax claims or disputes; and to prepare, execute and file any returns or other documents in regard to same.

The foregoing enumeration of specific powers does not, and shall not, in any way control, limit or diminish the general powers herein granted, or which should have been granted in order to carry out the purposes herein before expressed.


Full power and authority is hereby given and granted unto said attorney to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present. I hereby ratify and confirm all that said attorney shall lawfully do or cause to be done by virtue of these presents.

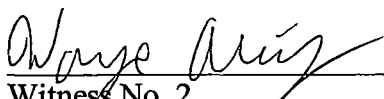
**THIS DURABLE POWER OF ATTORNEY SHALL NOT BE AFFECTED BY PHYSICAL DISABILITY OR MENTAL INCOMPETENCE OF THE PRINCIPAL WHICH RENDERS THE PRINCIPAL INCAPABLE OF MANAGING THE PRINCIPAL'S OWN ESTATE EXCEPT AS PROVIDED BY STATUTE.**

IN WITNESS WHEREOF, I hereunto set my hand and seal to this, my durable family power of attorney, consisting of pages numbered 1 through 5 this 28<sup>th</sup> day of November 2017.

  
Evelyn C. Califf, Principal

Signed, sealed, published and declared by the said principal as and for the principal's durable family power of attorney, in the presence of each of us, who, in the principal's presence and in the presence of each other, at the principal's request, have hereunto set and subscribed our names as witnesses thereto, the day and year last above mentioned.

 residing at Myrtle Beach, SC  
Witness No. \_\_\_\_\_ city state

 residing at Conway, SC  
Witness No. 2 \_\_\_\_\_ city state

I, **Evelyn C. Califf**, the principal, sign my name to this instrument this 28<sup>th</sup> day of November 2017, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my durable family power of attorney and that I sign it

willingly (or willingly direct another to sign for me), that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

*Evelyn C. Califf*  
Evelyn C. Califf, Principal

We, *Patricia Walter* and \_\_\_\_\_, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the principal signs and executes this instrument as the principal's durable family power of attorney and that the principal signs it willingly (or directs another to sign for the principal), and that each of us, in the presence and hearing of the principal, hereby signs this durable family power of attorney as witness to the principal's signing, and that to the best of our knowledge the principal is eighteen years of age or older, of sound mind, and under no constraint or undue influence.

*Patricia Walter*  
Witness No. 1

*Wye Orr*  
Witness No. 2

THE STATE OF SOUTH CAROLINA  
COUNTY OF HORRY PROBATE

Subscribed, sworn to and acknowledged before me by Evelyn C. Califf, principal, and by the above named and signing witnesses, on the 28<sup>th</sup> day of November 2017.

Sworn to before me this 28th  
November 2017.

*Georgia Bellamy*  
Notary Public for South Carolina  
My Commission Expires: 1-20-2026

*Patricia Walter*  
Witness No. 1

**GEORGIA M BELLAMY**  
Notary Public  
State of South Carolina  
My Commission Expires Jan. 20, 2026

Witness is not a party to  
or a beneficiary of  
the transaction.