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File Number: 23243

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

LANCASTER COUNTY, SC	
2022000852	DEED
RECORDING FEES	\$15.00
STATE TAX	\$410.80
COUNTY TAX	\$173.80
PRESENTED & RECORDED	
01-19-2022	08:36:04 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: STEPHANIE KNIGHT	
BK:DEED 1510 PG:52-54	

LANCASTER COUNTY ASSESSOR
Tax Map:
0057 00 048 01

E TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT, DALTON J. RIGGINS AND MACKENZIE L. RIGGINS herein referred to as Grantors for and in consideration of the sum of ONE HUNDRED FIFTY EIGHT THOUSAND AND 00/100 (\$158,000.00) Dollars to us paid by ERIC PONCER AND JESSICA PRITCHARD, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns the following described property:

All that certain piece, parcel or lot of land with all improvements thereon, lying being and situate in the County of Lancaster, State of South Carolina, and being shown and designated as 15.92 acres, more or less as shown on plat entitled "Boundary Survey for Dalton Joseph Riggins Mackenzie Lee Riggins" dated 07/20/2020, prepared by William Charles Hendley Jr. Land Surveying and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 2020, Page 411, and having such metes, bounds, courses and distances as reference to said plat will more fully appear.

DERIVATION: This being the identical property conveyed to Dalton J.Riggins and Mackenzie L. Riggins by deed of Donald Bradford Yager and Barbara Ann Yager, Trustees of the Donald Bradford Yager and Barbara Ann Yager Revocable Living Trust dated 08/20/2020, and recorded 08/20/2020, in the office of the Clerk of Court for Lancaster County, South Carolina Deed Book 1356, Page 115.

No new lots or lot lines established.

Grantees: Eric Poncer and Jessica Pritchard
3540 Green Ash Lane
Matthews, NC 28104

Tax Map Number: 0057-00-048.01

RECORDED THIS 19th DAY
OF JANUARY, 2022
IN BOOK 00 PAGE 00


Auditor, Lancaster County, SC

THIS CONVEYANCE is made subject to all Easements, Restrictions, Covenants, and Conditions as may appear of record.

TOGETHER WITH all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever in fee simple.

AND THE GRANTORS do hereby bind Grantors and Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against Grantors and Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

ANY REFERENCE in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender to the Grantee.

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WITNESS our Hand and Seal this 10th day of January, 2022.

Signed, Sealed and Delivered
in the Presence of:

Cheryl Sanders
Witness 1
Cheryl Sanders
Print Name of Witness 1

Dalton J. Riggins
Dalton J. Riggins
Mackenzie L. Riggins
Mackenzie L. Riggins

Alyson Wright
Witness 2
Alyson Wright
Print Name of Witness 2

STATE OF South Carolina

COUNTY OF Lancaster

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) **ACKNOWLEDGEMENT**
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I, the undersigned notary public, do hereby certify that the above named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10th day of January, 2022.

Hauren Lupo
Notary Public for the State of South Carolina
My Commission Expires: 11-2-27