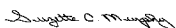


LANCASTER COUNTY ASSESSOR

Tax Map:

0041 00 068 00

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



Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2022000868	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
01-19-2022	10:08:25 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1510 PG:79-82	

-----Space Above This Line For Recording Data-----

TITLE TO REAL ESTATE

GENERAL WARRANTY DEED

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

KNOW ALL MEN BY THESE PRESENTS, THAT CAROL A. YATES AND DAVID P. MURPHY (GRANTOR) in the State aforesaid, for and in consideration of the sum of **DOLLARS (\$0.00)** and no other consideration to Grantor in hand paid by

**Carol A. Yates (GRANTEE) of
1531 South Potter Road, Lancaster, SC 29720**

in the State aforesaid, the receipt whereof is hereby acknowledged, has/have granted, bargained, sold and released and by these presents does/do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below unto the said Grantee, as joint tenants with the right of survivorship and not as tenancy in common/tenants in common/none unto the said Grantee their heirs and assigns forever in fee simple, the following described property, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This being the same property conveyed to Grantor by Deed recorded January 4, 2022 in the Office of the Register of Deeds for Lancaster in Book 1507 at Page 61.

Parcel ID: 0041-00-068.00

This Deed was prepared in the Law Offices of the Meek Law Firm PC, 10130 Mallard Creek Road, Suite 300, Charlotte, NC 28262.

THIS CONVEYANCE IS MADE SUBJECT TO all applicable easements and restrictions of record and otherwise affecting the property.

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 Grantee, their heirs and assigns forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

Submitted electronically by "Meek Law Firm PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Lincoln County Register of Deeds.

General Warranty Deed

AND Grantor does hereby bind themselves and their heirs, assigns, executors, and administrators to warrant and forever defend, all and singular, the said premises unto the said Grantee, their heirs, assigns, executors, and administrators, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[Signatures to appear on following page.]

WITNESS my/our/its Hand/Hands and Seal/Seals, this 17 day of January, 2022.

GRANTOR(S)

Carol A. Yates
Carol A. Yates

David P. Murphy
David P. Murphy

Paige Pettit
WITNESS

[Signature]
WITNESS

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

STATE OF SOUTH CAROLINA
COUNTY OF Lancaster

I, Paige Pettit, Notary Public, do hereby certify that Carol A. Yates & David P. Murphy personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 17 day of January, 2022.

Paige Pettit
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: October 26, 2031

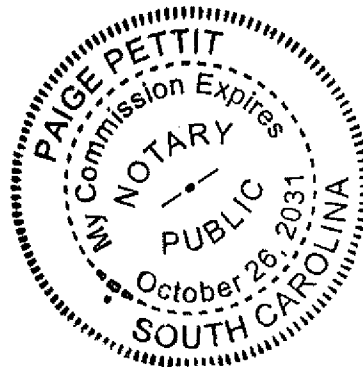


EXHIBIT "A"

Property Address: 2792 Lead Off Road, Lancaster, SC 29720

Property Description: All that certain piece, parcel or lot land lying, being and situate in Buford Township, Lancaster County, South Carolina, fronting on Leadoff Road, being shown, described and designated as Lot 14 plat of survey entitled, "Waxhaw Farms", made by David Riddick & Associates, Inc. and recorded as Plat No. 2002-366 in the Register of Deeds Office, Lancaster County, South Carolina, which plat is incorporated herein and by reference made a part hereof.

Also included in this property is one 2000 Redman Mobile Home, Serial Number 17436356A&B.

This being a portion of the property conveyed to Christopher Paul Lowery by Deed of Lone Star Land and Timber, Inc., George P. Houston Jr., and Melvin F. Graham, as Trustee under the Revocable Trust Agreement for Melvin T. Graham recorded December 13, 2005 in Deed Book 312 at Page 302 in the Office of the Register of Deeds for Lancaster County, South Carolina. See also Deed from Christopher Paul Lowery to Benjamin S. Griffin conveying an undivided one-half interest recorded March 29, 2007 in Deed Book 389, at Page 95.

Tax Map: #41/68

This being the same property conveyed to Grantor by Deed of recorded August 6, 2009 in the Office of the Register of Deeds for Lancaster in Book 527 at Page 79.

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

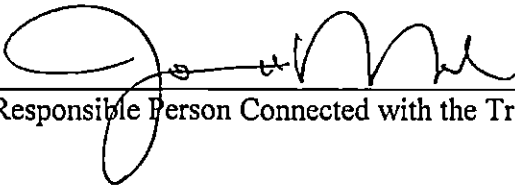
1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Carol Yates and David P Murphy
to Carol Yates on January 17, 2022.
3. Check one of the following: The deed is
 - (A) _____ subject to the deed recording fee as a transfer for consideration 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 distribution to a trust beneficiary.
 - (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): 1 (explanation required)
(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. 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: _____
 - (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 the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Closing 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.



Responsible Person Connected with the Transaction

Jonathan Meek, Esq.

Print or Type Name Here

Sworn this 19 day of January ☒ 2022

Notary Public for Mecklenburg Co., NC

My Commission Expires: March 27, 2026

