

Augusta C. Murphy
Auditor, Lancaster County, SC

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

LANCASTER COUNTY, SC	
2022000909	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
01-19-2022	01:51:39 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1510	PG:158-161

LANCASTER COUNTY ASSESSOR

Tax Map:
0010A 0A 111 00



TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT, CARLYLE DODGE CORNWELL III AND DEMETRA CHRISTINE CORNWELL, AS TRUSTEES OF THE CORNWELL FAMILY LIVING TRUST DATED 8/6/2021 herein referred to as Grantor for and in consideration of the sum of ONE AND 00/100 (\$1.00) Dollar(s) to it paid by CARLYLE DODGE CORNWELL III AND DEMETRA CHRISTINE CORNWELL, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does 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 Lot 111 of Bridgemill Phase 1, Map 2 as shown on plat entitled "Final Plat of Bridgemill PH. 1 Map 2" and recorded in the office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2004, Page 50, 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 Carlyle Dodge Cornwell III and Demetra Christine Cornwell, as Trustees of The Cornwell Family Living Trust, dated 08/06/2021 by deed of Carlyle Dodge Cornwell III a/k/a Carlyle Cornwell and Demetra Cornwell dated 08/06/2021, and recorded 08/12/2021, in the office of the Clerk of Court for Lancaster County, South Carolina Deed Book 1462, Page 113; prior to, property was conveyed to Carlyle Cornwell and Demetra Cornwell dated 02/16/2021, and recorded 02/16/2021 in the office of the Clerk of Court for Lancaster County, South Carolina Deed Book 1408, Page 190.

No new lots or lot lines established.

Grantees:

Carlyle Dodge Cornwell III and Demetra Christine Cornwell
8522 Ulster Court
Fort Mill, SC 29707

Tax Map Number:

0010A0A-111.00

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 GRANTOR does hereby bind Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

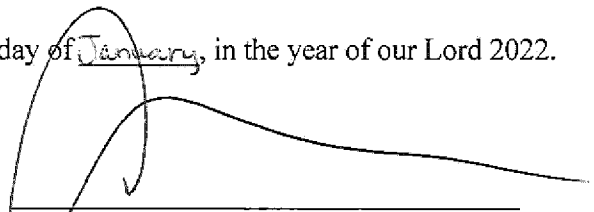
ANY REFERENCE in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender to the Grantee.

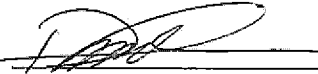
WITNESS our Hand and Seal this 13 day of January, in the year of our Lord 2022.

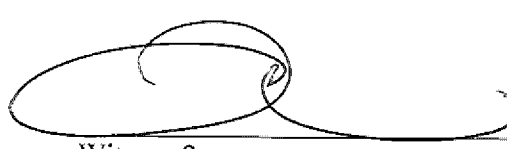
Signed, Sealed and Delivered in the Presence of:

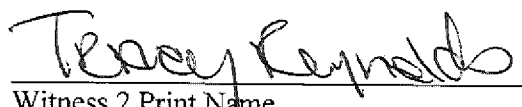
Witness 1

Witness 1 Print Name


Carlyle Dodge Cornwell III,
as Trustee of The Cornwell Family Living Trust
Dated 8/6/2021


Demetra Christine Cornwell,
as Trustee of The Cornwell Family Living Trust
Dated 8/6/2021


Witness 2


Witness 2 Print Name

STATE OF SOUTH CAROLINA

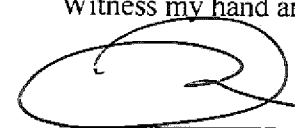
COUNTY OF YORK

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ACKNOWLEDGEMENT

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

Witness my hand and official seal this 13 day of January in the year of our Lord 2022.


Notary Public for the State of South Carolina
My Commission Expires: 10-12-27

Prepared by:

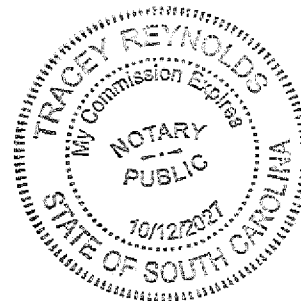
Tracey Reynolds, Attorney at Law

134 St. John's Court

Rock Hill, SC 29730

803-328-0150

*Deed prepared only. No responsibility assumed
for certification of title, the closing transaction or
withholding taxes on payments to non-residents.*



STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK) AFFIDAVIT

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 County of Lancaster bearing Tax Map Number 0010A0A-111.00, was transferred by CARLYLE DODGE CORNWELL III AND DEMETRA CHRISTINE CORNWELL AS TRUSTEES OF THE CORNWELL FAMILY LIVING TRUST AND DATED 8/6/2021 to CARLYLE DODGE CORNWELL III AND DEMETRA CHRISTINE CORNWELL on this 13 day of January in the year of our Lord 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) X exempt from the deed recording fee because: 01
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount \$0.00.
 - (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 XXX 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: \$0.00
 - (b) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.
8. As required by Code section 12-24-70, I state that I am responsible person who was connected with the transaction as: Grantor.
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
Carlyle Dodge Cornwell III

SWORN to before me this 13 day of January in the year of our Lord 2022

Notary Public for the State of South Carolina
My Commission Expires: 10-12-27

