

Tax Map:
0106N 0A 093 00

RECORDED THIS 20th DAY
OF JANUARY, 2022
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

Deed Prepared by Trimnal & Myers, LLC

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

LANCASTER COUNTY, SC
2022000933 DEED
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED
01-19-2022 03:49:07 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: CANDICE PHILLIPS
BK:DEED 1510 PG:221-223

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Douglas L. McKoy** (hereinafter called "Grantor") in the State aforesaid, for and in consideration of **FIVE DOLLARS AND 00/100 (\$5.00) LOVE AND AFFECTION** have to it paid by **Rochelle McKoy** (hereinafter called "Grantee") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Rochelle McKoy her Heirs and/or Assigns Forever:

All that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Lancaster, being designated as Lot 158 of Edgewater Subdivision, as shown on a plat of property shown in Plat Book 2005, at Page 408 in the Office of the Clerk of Couty for Lancaster County, South Carolina, to which plat reference is made for a more particular description as to metes and bounds.

Being the identical property conveyed to Rochelle McKoy and Douglas L. McKoy by deed recorded June 24, 2016 in Book 976 at Page 228 in the Office of the Register of Deeds for Lancaster County, South Carolina.

TMS#: 0106N-0A-093.00

Grantees address: 11228 Island View Lane Lancaster, SC 29707

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will 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 said premises before mentioned unto the said **GRANTEE**, her Heirs and/or Assigns forever.

AND the said **GRANTOR** do hereby bind himself and his heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said **GRANTEE**, Her Heirs and/or Assigns, against Herself and Her Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 14th day of January, in the year
of our Lord Two thousand ~~tw~~^{twenty two} (2022).

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1

Douglas L. McKoy
Douglas L. McKoy

Witness #2

STATE OF Colorado)
COUNTY OF Arapahoe)

ACKNOWLEDGEMENT

I, Cristina Guadalupe Tapia Castellanos, Notary Public for the State of Colorado,

do hereby certify that **Douglas L. McKoy** appeared before me this day and acknowledged the
due execution of the foregoing deed.

Sworn before me this 14th day
of January, 20 22

Cristina Guadalupe Tapia Castellanos
Notary Public for the State of Colorado

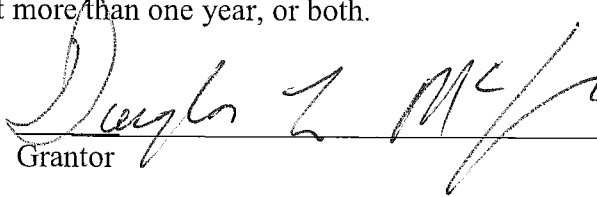
My Commission Expires: 01 / 25 / 2025

CRISTINA GUADALUPE TAPIA CASTELLANOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003090
MY COMMISSION EXPIRES 01/25/2025


STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER) AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at Lancaster County Tax Map Number 0106N-0A-093.00 transferred from Douglas L. McKoy to Rochelle McKoy on Jan 14th 2022
3. The deed is exempt from the deed recording fee because (See information section of affidavit):
Transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to
Or less than one hundred dollars; as defined in Code Section 12-24-30, - see exemption #1
(Code
Section 12-24-40(1))
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
5. 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.


Grantor

SWORN to before me this 14th
day of Jan 20 22


Notary Public for Colorado
My Commission Expires: 01/25/2025

