

Prepared by and return to:

MORTON & GETTYS, LLC
Attn: Joseph L. Raad, Esq.
Fountain Park Place
331 E. Main St., Ste. 300
Post Office Box 707
Rock Hill, South Carolina 29731

LANCASTER COUNTY ASSESSOR
Tax Map:
0016C 0A 004 00



2023003563

AFFIDAVIT DEED BOOK
RECORDING FEES \$10.00
PRESENTED & RECORDED:

03-23-2023 10:16:09 AM

BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: TERRY PARKMAN

BK: DEED 1649

PG: 65 - 66

RECORDED THIS 23rd DAY
OF MARCH, 2023
IN BOOK 00 PAGE 00

CERTIFICATION OF TRUST
(for real estate)

Deborah A. Jozwiak Living Trust dated August 20, 2015

Angela C. Murphy
Auditor, Lancaster County, SC

Grantor: Deborah A. Jozwiak
Name of Trust: Deborah A. Jozwiak Living Trust dated August 20, 2015
Date of Trust: August 20, 2015
Current Trustee(s): Deborah A. Jozwiak
Address of Trust: 5087 Grandview Dr., Indian Land, SC 29707

2. The undersigned Trustee does hereby confirm the existence of the within described Trust and certify the following:
3. The undersigned are all the currently serving Trustees.
4. The said Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
5. The Trust is revocable by the Grantor.
6. The above designated Trustee is fully empowered to act for said Trust and is properly exercising the Trustee's authority under this Trust. No other Trustee or other individual or entity is required to execute any document for the Trust.
7. The signature of one (1) Trustee is required for any action taken on behalf of the Trust.
8. The proper manner for taking title to Trust property is: **Deborah A. Jozwiak, Trustee of the Deborah A. Jozwiak Living Trust dated August 20, 2015.**
9. To the undersigned's knowledge, there are no claims, challenges of any kind, or cause of action alleged, which contest or question the validity of the Trust or the Trustee's authority to act for the Trust.
10. The Trustee is authorized to undertake all powers in its fiduciary discretion (which shall be subject to the standard of reasonableness and good faith to all beneficiaries) with respect to any property, real or personal, at any time held under any provision of this Trust Agreement and without authorization by any court and in addition to any other rights, powers, authority and privileges granted

by any other provision of this Trust Agreement or to Trustee generally under Sections 62-7-815 and 62-7-816 of the Code of Laws of South Carolina, 1976, as said Sections exist at the time of the execution of this Trust, (which Sections are hereby incorporated by reference) or general rules of law.

IN WITNESS THEREOF: the undersigned, being all of the Trustees, do hereby execute this Certificate of Trust this 1st day of March, 2023.

Witnessed By:

[Signature]
[Signature]

[Signature] Trustee
Deborah A. Jezwiak, Trustee

STATE OF SOUTH CAROLINA)

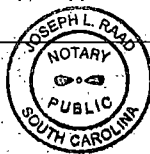
ACKNOWLEDGMENT

COUNTY OF YORK)

I, Joseph L. Raad, a notary public, do hereby certify that the Trustee(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1st day of March, 2023.

Signature of Notary Public
Notary Public for South Carolina
My Commission Expires: _____



Joseph L. Raad
NOTARY PUBLIC
State of South Carolina
My Commission Expires
June 15, 2030

SEAL