

LANCASTER COUNTY ASSESSOR

Tax Map:
0016C 0A 004 00

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

Augusta C. Murphy
Auditor, Lancaster County, SC

2023003562

DEED
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00

PRESENTED & RECORDED:
03-23-2023 10:16:08 AM

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

BK: DEED 1649

PG: 61 - 64

Prepared by and Return to:

Joseph L. Raad, Esq.
MORTON & GETTYS, LLC
Fountain Park Place
331 East Main Street, Suite 300 (29730)
Post Office Box 707
Rock Hill, South Carolina 29731

DEED PREPARED ONLY, TITLE NOT SEARCHED BY PREPARER
NO RESPONSIBILITY ASSUMED FOR WITHHOLDINGS

LANCASTER COUNTY, SC

GENERAL WARRANTY DEED

THIS **GENERAL WARRANTY DEED** is made as of the 14 day of March, 2023, by and between **Deborah A. Jozwiak**, resident of the State of South Carolina, County of Lancaster, as party of the first part, hereinafter referred to as "Grantor," and **Deborah A. Jozwiak, Trustee of the Deborah A. Jozwiak Living Trust dated August 20, 2015**, resident of the State of South Carolina, County of York, having a mailing address of **5087 Grandview Dr., Indian Land, SC 29707**, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the heirs, successors and assigns of each of the parties hereto.

KNOW ALL MEN BY THESE PRESENTS THAT FOR AND IN CONSIDERATION of the sum of ONE (\$1.00) DOLLAR in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does, subject to the limitations and exceptions set forth herein, grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the real property described upon Exhibit A (attached hereto and incorporated by this reference), together with any and all improvements affixed thereto and lying thereupon, and together with further any and all appurtenances thereto (with the foregoing being, collectively, the "Property"), subject, however, to the terms and provisions of this General Warranty Deed.

The Property is hereby conveyed to Grantee subject to easements, conditions, covenants, restrictions and other matters which are of record, taxes for the year hereof and for subsequent years, which constitute a lien but are not yet due and payable, matters of zoning, and matters which would be disclosed by a current and accurate ALTA/ACSM survey or a physical inspection of the Property.

AND IT IS THE INTENT OF THE GRANTOR THAT NONE OF THE ABOVE MATTERS AND EXCEPTIONS SHALL BE DEEMED AS BEING IMPOSED OR RE-IMPOSED UPON THE PROPERTY BY VIRTUE OF THE MAKING HEREOF.

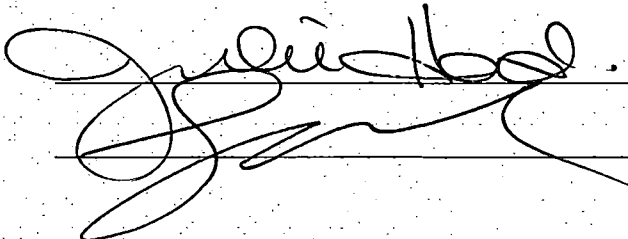
TO HAVE AND TO HOLD the Property, together with any and all rights, hereditaments, and appurtenances thereunto belonging or appertaining, subject, however, to the above easements, restrictions, exceptions, and other matters, unto the Grantee, and its successors and assigns, forever, IN FEE SIMPLE.

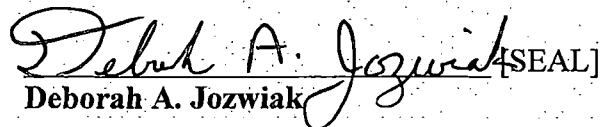
AND GRANTOR SHALL WARRANT and defend the right and title to the Property, subject to the exceptions and limitations set forth herein, unto the Grantee, and its successors and assigns, forever, against the claims of all persons whomsoever claiming by, through or under Grantor, and against all others.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:



 [SEAL]
Deborah A. Jozwiak

STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

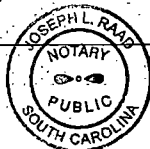
COUNTY OF YORK)

I, Joseph L Raad, a notary public, do hereby certify that the within named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 14th day of March, 2023.

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

[SEAL HERE]



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

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of Lancaster, State of South Carolina and is described as follows:

All that certain piece, parcel or lot of land with any and all improvements thereon, lying, being and situate in Indian Land Township, Lancaster County, State of South Carolina and being shown and designated as Lot 9, (Neighborhood "A") Carolina Lakes, Phase I Map 1 (PB 2006, Pg 174) upon plat entitled "Survey for Penelope Coiro" prepared by David A. Weirich and being dated September 8, 2008 and recorded in Plat Book 2008 at Page 880 in the office of the Clerk of Court for Lancaster County, SC which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear.

DERIVATION: This being the identical property conveyed to Deborah A. Jozwiak by deed from Penelope Coiro dated June 1, 2022 and recorded in Book 1556 at Page 128 in the Office of the Register of Deeds for Lancaster County, South Carolina.

Lancaster County TMN: #0016C-0A-004.00

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

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

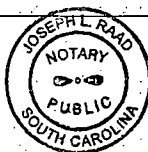
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred herein is described as 5087 Grandview Dr., Indian Land, Lancaster County Tax Map #0016C-0A-004.00, Lancaster County, SC and was transferred by Deborah A. Jozwiak to Deborah A. Jozwiak, Trustee of the Deborah A. Jozwiak Living Trust dated August 20, 2015 on March 14th, 2023.
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 (See information section of affidavit): #8 transferring real estate to a family trust. Grantor is a beneficiary of the trust (If exempt, please skip items 4-7, and go to item 8 on this affidavit.)
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 X 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 result here: \$ _____
7. The deed recording fee due 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: 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

Deborah A. Jozwiak
Grantor

SWORN to before me this 14th
day of March, 2023

Notary Public for SC
My Commission Expires: _____



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