

FILE #R-3194 DEED DRAWN ONLY – TITLE NOT EXAMINED

STATE OF SOUTH CAROLINA,  
COUNTY OF LANCASTER.

TITLE TO REAL ESTATE  
Know All Men by These Presents:

That I, Jerry M. Lucas, in the State aforesaid,  
in consideration of the sum of One and No/100 (\$1.00) Dollar, Love and Affection for My Daughters, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

CHARLA L. JENSEN AND TRACY L. FAILE. THEIR HEIRS AND ASSIGNS, SUBJECT TO A LIFE ESTATE INTEREST RETAINED FOR THE LIFETIME OF JERRY M. LUCAS, in and to the following described property, to wit:

PARCEL #1: "ALL that certain piece, parcel or lot of land, lying, being and situate on Blackmon Circle, in the Town of Kershaw, Lancaster County, South Carolina, fronting North for a distance of 100' and being shown as Lot #13 in Block D, on a Plat of Survey recorded in Plat Book 16, at Page 221. Being the identical property conveyed to Jerry and Linda Lucas by the Deed of Pauline P. Bailey, dated August 15, 1968 and recorded August 29, 1968 in Deed Book Z-5, at Page 745 in the Office of the RMC for Lancaster County, SC."

ALSO: "ALL that certain piece, parcel or lot of land lying, being and situate on Blackmon Circle in the Town of Kershaw, Lancaster County, South Carolina, fronting North on Blackmon Circle for a distance of 40', beginning at the Northwest corner of the lot of Jerry and Linda Lucas (Lot #13, Plat Book 16, at Page 221) and running West along Blackmon Circle for a distance of 40'; thence South for a distance of 180.13'; thence East for a distance of 140.51' to the Southeast corner of Jerry and Linda Lucas (Lot #13, Plat Book 16, at Page 221), all being shown and delineated on a Plat of Survey made by Al Johnson, RLS, dated August 30, 1983 and recorded as Plat #6122 in the Office of the RMC for Lancaster County, SC. Being the identical property conveyed to Jerry Lucas and Linda Lucas by the Deed of Pauline P. Bailey, dated September 1, 1983 and recorded September 16, 1983, in Deed Book E-6, at Page 5060 in the Office of the RMC for Lancaster County, SC."

Linda T. Lucas subsequently conveyed her One-half (1/2) interest to Jerry M. Lucas by the Deed recorded November 16, 1992 in Deed Book A-11, at Page 344 in the Office of the RMC for Lancaster County, SC.

Jerry M. Lucas then conveyed the property to Jerry M. Lucas and Linda T. Lucas by the Deed recorded November 20, 2003 in Deed Book 216, at Page 165 in the Office of the RMC for Lancaster County, SC.

Tax Map Number: # 0155E-0B-005.00

SEE ATTACHED EXHIBIT "A" FOR CONTINUATION OF REAL PROPERTY BEING CONVEYED.

Grantee's Mailing Address: LANCASTER COUNTY ASSESSOR  
127 Blackmon Circle Tax Map:  
Kershaw, SC 29067 0155E 0B 005 00

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

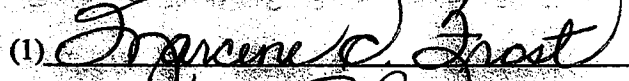

Auditor, Lancaster County, SC  
TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

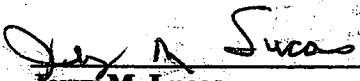
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and grantee's(s') Heirs and Assigns, SUBJECT TO A LIFE ESTATE INTEREST RETAINED FOR THE LIFETIME OF JERRY M. LUCAS.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 21st day of March, in the year of our Lord Two Thousand Twenty-three (2023).

Signed, Sealed and Delivered in the Presence of:

(1)   
(2) 

 L.S.  
Jerry M. Lucas L.S.  
L.S.

STATE OF SOUTH CAROLINA, )  
COUNTY OF LANCASTER. )

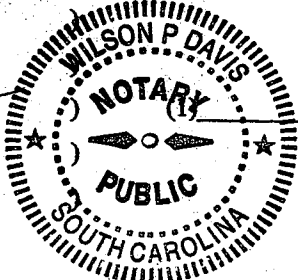
PROBATE  
Personally appeared before me (1) Marcene C. Frost.

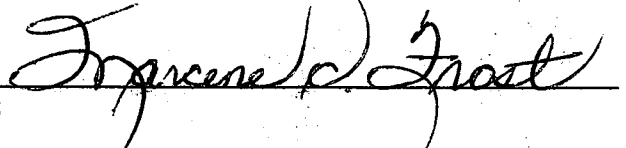
who being sworn, says that s/he saw the within named grantor(s) sign, seal and as his/her act and deed, deliver the within written deed, and that s/he, with the other witnessed the execution thereof.

Sworn to before me this 21st

day of March, 2023.

  
Notary Public for South Carolina  
My Commission Expires 03-07-2026

  
NOTARY  
PUBLIC  
SOUTH CAROLINA



FILE #R-3194

STATE OF SOUTH CAROLINA, )  
 )  
COUNTY OF LANCASTER. )

TITLE TO REAL ESTATE

JERRY M. LUCAS

TO

CHARLA L. JENSEN AND TRACY L. FAILE, SUBJECT TO A LIFE ESTATE INTEREST  
RETAINED IN THE PROPERTY FOR THE LIFETIME OF JERRY M. LUCAS

**EXHIBIT "A"**

**PARCEL #2:** "ALL that certain piece, parcel or lot of land lying, being and situate in the Town of Kershaw, Lancaster County, South Carolina; Fronting on Blackmon Circle and containing .70 acres; Bounded as follows, to wit: On the NORTH and WEST by Blackmon Circle; On the SOUTH by property, now or formerly, of Mitchell Bowers; and, On the EAST by property of Grantees. All being shown and delineated on a Plat of Survey made by Huel C. Bailey, dated February 12, 1999 and recorded as Pat #2000-302 in the Office of the RMC for Lancaster County, SC."

The above described property was conveyed to Jerry M. Lucas by the Deed of Pauline P. Bailey, recorded May 16, 2000 in Deed Book 82, at Page 161 in the Office of the RMC for Lancaster County, SC.

Tax Map Number: #0155E-0B-006.00

**PARCEL #1** and **PARCEL #2** were conveyed to Jerry M. Lucas and Linda T. Lucas by the Joint Survivorship Deed of Jerry M. Lucas and Linda T. Lucas, recorded January 23, 2019, in Deed Book 1204, at Pages 78 – 80 in the Office of the Register of Deeds for Lancaster County, SC. Linda T. Lucas subsequently died on January 24, 2022. Reference is made to her Death Certificate recorded March 23rd, 2023, in Deed Book 1649, at Page 51 in the Office of the Register of Deeds for Lancaster County, SC.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER. )

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

- 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 ☐

5. I understand that a person required to furnish this affidavit who wilfully 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

U. P. 22

Jerry M. Lucas  
Print or Type Name Here

Notary Public for South Carolina  
My Commission Expires: 03-07-2026

