

RECORDED THIS 26th DAY
OF JULY, 2024
IN BOOK 00 PAGE 00

August C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:

0067C 0A 003 00

Prepared By:

Knipp Law Office, PLLC
302 Tom Hall Street, Suite 1
Fort Mill, SC 29715

LANCASTER COUNTY, SC	
2024008863	DEED
RECORDING FEES	\$15.00
STATE TAX	\$890.50
COUNTY TAX	\$376.75
PRESENTED & RECORDED	
07-26-2024	11:03:41 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1814 PG:272-276	

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **William Murdock McKenzie, II and Shannon B. Petroski-McKenzie**, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$342,500.00)**, the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Brandon Scott Moyer and Katherine Emily Henderson

as Joint Tenants with Right of Survivorship and Not as Tenants in Common (hereinafter "Grantee") Grantee's successors and assignees forever all Grantee's right, title and equitable or legal interest in and to:

See Exhibit "A" attached hereto and made a part hereof.

Lancaster County Tax Map No.: 0067C-0A-003.00

Common Address: 1410 Crestfield Drive, Lancaster, SC 29720

Grantor Address: 513 Cotton Field Road, Rock Hill, SC 29732

Grantee Address: 1410 Crestfield Drive, Lancaster, SC 29720

This conveyance is made SUBJECT TO:

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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 said Grantee, Brandon Scott Moyer and Katherine Emily Henderson, as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of William Murdock McKenzie, II and Shannon B. Petroski-McKenzie this 25 day of JUN, 2024.

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness No. 1

[Signature]
William Murdock McKenzie, II

[Signature]
Witness No. 2 (NOTARY)

[Signature]
Shannon B. Petroski-McKenzie

STATE OF SC

COUNTY OF York

I, the undersigned, a Notary Public of the County and State indicated, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

William Murdock McKenzie, II and Shannon B. Petroski-McKenzie

Witness my hand and official stamp this 7/25/24.

[Signature]
Notary Public

My Commission Expires: 10/10/32

(SEAL)

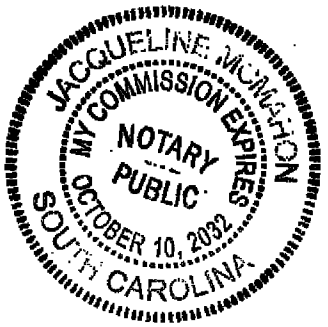


EXHIBIT "A"

Legal Description:

All that certain piece, parcel or lot of land, together with any and all improvements thereon, lying, being and situate in the Gregwood Section of Lancaster, on the easterly side of Crestfield Drive, known as 1410 Crestfield Drive f/k/a 114 Crestfield Drive, containing 0.409 acres, in the City of Lancaster, County of Lancaster, State of South Carolina, fronting in a southerly direction on Crestfield Drive for a distance of ninety-five (95') feet and being the identical property set out and described on plat of survey entitled "Plat Showing Property of Gaylord L. Petroski and Patricia Petroski" made by Jack Smith, RLS, on June 25, 1976 as found recorded in the Office of the Register of Deeds for Lancaster County, South Carolina, as Plat No. 2531, reference to which said plat is craved for a more minute description as to the metes and bounds.

DERIVATION: This being the same property conveyed by Deed to William Murdock McKenzie, II and Shannon B. Petroski-McKenzie from Jeffery J. Petroski and Pamela L. Petroski dated July 27, 2018 and recorded in Book 1160, Page 291.

Parcel:

0067C-0A-003.00

Physical Address:

1410 Crestfield Drive, Lancaster, SC 29720

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

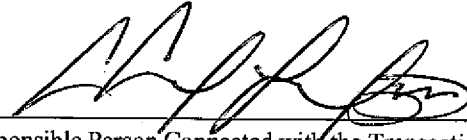
AFFIDAVIT

Date of Transfer of Title: 7/26/24

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 is being transferred by William Murdock McKenzie, II and Shannon B. Petroski-McKenzie and is located at 1410 Crestfield Drive, Lancaster, SC 29720, Lancaster County having TMS No. 0067C-0A-003.00.
- 3 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 distribution to a trust beneficiary.
 - (c) EXEMPT from the deed recording fee because (Exemption NO.) (Explanation, if required)
(If exempt, please skip items 4-7, and go to item 8 of this affidavit)
- 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 of \$ 342,500
 - (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 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) \$342,500 the amount listed in item 4 above
 - (b) \$ 0 the amount listed in item 5 above (no amount place zero)
 - (c) \$342,500 Subtract Line 6(b) from Line 6(a) and place the result.
- 7 The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 1,267.25
- 8 As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as follows: closing/drafting attorney.

- 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

CROSSY LIVINGSTON

Print or type name here

SWORN to before me this 26 day of July, 2024.


Notary Public for SC

My Commission Expires: 10/10/32

