

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


Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

**Tax Map:
0042 00 078 06**

Prepared By:

Hankin & Pack, PLLC
5955 Carnegie Boulevard, Suite 350
Charlotte, NC 28209

LANCASTER COUNTY, SC	
2024008870	DEED
RECORDING FEES	\$15.00
STATE TAX	\$741.00
COUNTY TAX	\$313.50
PRESENTED & RECORDED	
07-26-2024	11:42:09 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: STEPHANIE KNIGHT	
BK:DEED 1814 PG:284-287	

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, **Barrett M. Maners and Edwin G. Young, III** (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$285,000.00), 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:

Corey L. Kirkman and Jordan L. Smith, as joint tenants with right of survivorship and not as tenants in common (hereinafter "Grantee")

All Grantor's right, title and equitable or legal interest in and to:

"All that certain piece, parcel or lot of land, with buildings and improvements thereon, lying, being and situate in Lancaster County, South Carolina, about six (6) miles northeast of the City of Lancaster, in the Unity Community, lying to the north of Kendlewood Drive, and being shown, described and designated as 'Lot #2' on plat of survey made by Jack Smith, RLS, dated June 20, 1990, entitled 'Plat Drawn For W.K. Melton' and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina as Plat Number 11444, TOGETHER WITH an egress from Kendlewood Drive to and along with the southern boundary of the within described property generally a North-South direction from the northern right of way line of Kendlewood Drive to and along the southern boundary, all of which is shown, described and designated on the above identified plat as 'Existing Drive 20' R/W for Egress and Ingress'. For a more minute description reference to said plat is craved."

Derivation: This being the same property conveyed to Barrett M. Maners and Edwin G. Young, III by Special Referee's Deed dated February 22, 2024, and recorded February 22, 2024, in Deed Book 1759 at Page 212 in the Register of Deeds for Lancaster County Registry.

Lancaster County Tax Map No.: 0042-00-078.06

Common Address: 2449 Kendlewood Drive, Lancaster, SC 29720

Grantee Address: 2449 Kendlewood Drive, Lancaster, SC 29720

This conveyance is made SUBJECT TO:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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, and Grantee's heirs and assigns forever.

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.

*****REMAINDER OF PAGE LEFT INTENTIONALLY BLANK*****

WITNESS the Hand and Seal of Barrett M. Maners and Edwin G. Young, III this the 22 day of July, 2024

Signed, Sealed and Delivered
in the presence of:

Grantor:

[Signature]
Witness No. 1

[Signature] (SEAL)
Barrett M. Maners

[Signature]
Witness No. 2 (NOTARY)

[Signature] (SEAL)
Edwin G. Young, III

STATE OF SOUTH CAROLINA
COUNTY OF YORK

I, Traci Y. Belk, Notary Public, do hereby certify that Barrett M. Maners and Edwin G. Young, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22 day of July, 2024.

[Signature]
Official Signature of Notary

Traci Y. Belk
Printed or typed name of Notary

My Commission Expires: 10-15-2024

(SEAL)



STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

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 is located at 2449 Kendlewood Drive, Lancaster, SC 29720 bearing Lancaster County Tax Map Number 0042-00-078.06, was transferred by Barrett M. Maners and Edwin G. Young, III to Corey L. Kirkman and Jordan L. Smith, as tenants in common on July 25, 2024
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 a distribution to a trust beneficiary.
 - c. EXEMPT from the deed recording fee because (see information section of affidavit): _____
(If exempt, please skip items 4-7 and go to item 8 of this affidavit.)

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

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 \$285,000.00
 - b. The fee is computed on the fair market value of the realty which is \$00.00.
 - c. The fee is computed on the fair market value of the realty as established for property tax purposes which is \$00.00.
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 encumbrance is \$ _____.
6. The deed recording fee is computed as follows:

a. Place the amount listed in item 4 above here:	\$	285,000.00
b. Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$	0.00
c. Subtract Line 6(b) from Line 6(a) and place the result here:	\$	285,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,054.50
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 (Seller)
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.

Signature: Barrett M. Maners
Grantor (Seller) Print: Barrett M. Maners

Subscribed, and sworn to before me this 22 of July, 2024.
[Signature]
Notary Public

