

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

LANCASTER COUNTY, SC	
2024008873	DEED
RECORDING FEES	\$15.00
STATE TAX	\$845.00
COUNTY TAX	\$357.50
PRESENTED & RECORDED	
07-26-2024	12:29:55 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1814 PG:288-291	

Stephanie Knight
Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:

0070H 0A 007 00

STATE OF SOUTH CAROLINA }

TITLE OF REAL ESTATE

COUNTY OF LANCASTER }

Mail To Grantee: 281 Gills Creek Dr., Lancaster, SC 29720

KNOW ALL MEN BY THESE PRESENTS, that **Terrence J. White, IV** (hereinafter whether singular or plural "Grantor") for and in consideration of the sum of **\$325,000.00** to Grantor paid by **Daniel James. Legere and Ashley Jane Legere**, (hereinafter whether singular or plural "Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell, and release unto the said Grantee, as joint tenants with rights of survivorship, and not as tenants in common, in fee simple, the following described property, to wit:

All that certain piece, parcel or lot of land, with any improvements thereon lying, being and situate in Lancaster County, South Carolina in Gills Creek Subdivision containing 1.46 acres more or less fronting West on Gills Creek Drive for a distance of 131.31 feet and being the identical property shown, described and designated as Lot Number Six (6) on plat of survey entitled "Property of W.K. Melton and W.K. Melton, Jr" prepared by J.B. Fisher RLS dated September 18, 1987 and recorded in the Office of the Register of Deeds for Lancaster County, South Carolinas as Plat Number 9089, as further shown on plat prepared for Adam Reen and Tonya Reen recorded in Plat Book 2011 at Page 45. For a minute description, reference to said plats is craved.

Derivation: Being the same property conveyed by General Warranty Deed from Adam B. Reen (aka Adam Brett Reen aka Adam Reen) to Terrance J. White IV dated 1/21/2022 at Deed Book 1511/124, re-recorded 4/23/2024 at Deed Book 1780/232 (to correct grantee's first name to Terrence)

TAX Map # 0070H-0A-007.00

The within described property is conveyed subject to existing easements and to restrictions, if any, appearing in the chain of title, which said restrictions, if any, are not intended to be reimposed hereby.

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 premises before mentioned unto the said Grantee, its heirs, successors and assigns forever.

AND the Grantor does hereby bind itself and its Successors, to warrant and forever defend all and singular the said premises unto the said Grantee and the grantee's Successors and against every

Hunter & Chandler Law Group #20240615776

person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal on this 26th day of July, 2024.

Mark S. L... (seal)
Witness (1)

Terrence J. White, IV

Christine... (seal)
Witness (2)

STATE OF North Carolina | COUNTY OF Mecklenburg

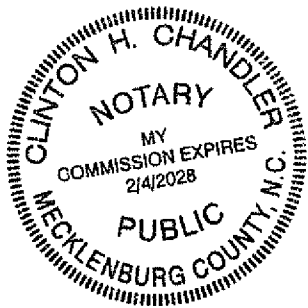
I, the undersigned Notary Public of Mecklenburg County and State aforesaid, do hereby certify that Terrence J. White, IV, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 26th day of July, 2024.

Christine...

Notary Public

My Commission Expires: 2/14/28



Affidavit For Taxable or Exempt Transfers

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER


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 that was transferred is located at: 281 Gills Creek Drive, Lancaster, SC 29707, bearing Tax Map Number 0070H-0A-007.00 and was transferred from Terrence J. White, IV (hereinafter whether singular or plural "Grantor") for valuable consideration to Daniel James. Legere and Ashley Jane Legere, hereinafter, Grantee.
3. Check one of the following: The deed is:
 - (a) X 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) ___ exempt from the deed recording fee because (transferred to member of the family):
(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 \$325000.00
 - (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, This includes, pursuant to Code Section 12-59-140 € (6) any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$325000.00
(b) Place the amount listed in item 5 above here: _____
(c) Subtract line 6(b) from line 6(a) and place result here: \$325000.00
7. Deed recording fee due based on the amount listed on line 6 (C) above and the Deed recording fee due is: \$1202.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected- with this transaction as: **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.

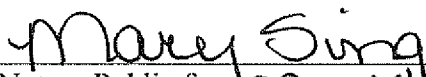


Responsible Person Connected with the Transaction



Print of type name here

Sworn to before me the 26 day of July, 2024


Notary Public for Mecklenburg County

My Commission Expires: 10/20/24

