

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

Augusta C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

**Tax Map:
0002G 0B 056 00**

This deed was prepared by:
Bolling & Ghannam, PLLC
7401 Carmel Executive Park Dr, Ste 111
Charlotte, NC 28226

LANCASTER COUNTY, SC	
2024008889	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1596.40
COUNTY TAX	\$675.40
PRESENTED & RECORDED	
07-26-2024	02:07:21 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1814 PG:309-312	

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **Deborah Ann McKinney FKA Deborah Fleury** (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of SIX HUNDRED FOURTEEN THOUSAND AND 00/100 **DOLLARS (\$614,000.00)** to the grantor paid by **Mykhailo Rusyn and Violetta Rusyn**, (hereinafter whether singular or plural the "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:

SEE EXHIBIT "A" ATTACHED HERETO

Grantees address: 8068 Bryson Road
Fort Mill, SC 29707

Property Address: 8068 Bryson Road
Fort Mill, SC 29707

This conveyance is subject to all easements, conditions, and restrictions of record.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any wise incident or appertaining thereto.

TO HAVE AND TO HOLD all and singular the Premises unto the before mentioned, and upon the death of either of them, to the survivor thereof, their respective heirs and assigns:

And the Grantor does hereby bind herself and her successors, and assigns, and other lawful representatives, to warrant and forever defend all and singular the Premises unto the Grantees and the Grantees' heirs, successors and assigns, against the Grantor and against the Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 24 day of July, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Deborah Ann McKinney (SEAL)
Deborah Ann McKinney FKA Deborah Fleury

[Signature]
Witness (Notary)

Courine Tate
Witness

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Sarah Ghannam, Notary Public, do hereby certify that Deborah Ann McKinney FKA Deborah Fleury personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 24 day of July, 2024.

[Signature]
Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: 6/21/24

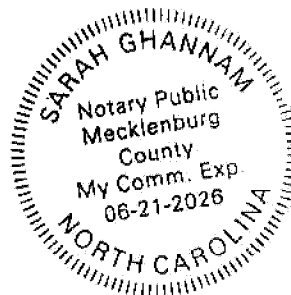


EXHIBIT A

All that certain piece, parcel or lot of land lying, being, and situate in the State of South Carolina, County of Lancaster, and being designated as Lot 153 of Burnside, Phase 2B, subdivision as recorded in Map Book 2010, Page 393, in the Office of the Register of Deeds for Lancaster County, South Carolina.

DERIVATION: This being the same property conveyed unto Deborah Fleury NKA Deborah McKinney by deed from True Homes LLC recorded with Lancaster County Register of Deeds on 07/11/2013 in Book 741, Page 39.

TMS #: 0002G-0B-056.00

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

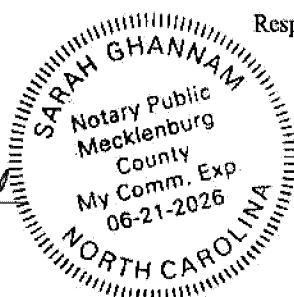
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at **8068 Bryson Road, Fort Mill, SC 29707** bearing Lancaster County Tax Map Number **0002G-0B-056.00**, was transferred by **Deborah Ann McKinney FKA Deborah Fleury to Mykhailo Rusyn and Violetta Rusyn** on the **26th day of July, 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 as 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.)
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 614,000.00.
 - 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 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:	\$614,000.00
b. Place the amount listed in item 5 above here:	\$0.00
(If no amount is listed, place zero here)	
c. Subtract line 6(b) from line 6(a) and place result here:	\$614,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$2,271.80
8. As required by Code Section 12-24-70, I state that I am responsible person who was connected with the transaction:
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.

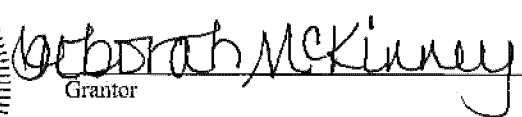
SWORN to before me this 24
day of July, 2024.



Notary Public for NC
My Commission Expires: 6/21/26



Responsible Person Connected with the Transaction


Grantor