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

0144 00 002 00

Auditor, Lancaster County, SC
PREPARED BY TRIMNAL & MYERS, LLC
LANCASTER COUNTY ASSESSOR
Tax Map:

TATE OF SOUTH CAROLINA

STATE OF SOUTH CAROLINA )
COUNTY OF LANCASTER )

LANCASTER COUNT	Y, SC
2024008891	DEEL
RECORDING FEES	\$15.00
STATE TAX	\$962.00
COUNTY TAX	\$407.00
PRESENTED & RECORDED	
07-26-2024 03	2:14:27 PN
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1814 PG:	313-316

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT Zachary Lee Hyatt and Laura Catherine Hyatt, (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00) Dollars have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Sedrick R. McDow and Jessica A. McDow AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR THEREOF, THEIR RESPECTIVE HEIRS AND ASSIGNS:

All that piece, parcel or tract of land containing fifty (50) acres, more or less, lying, and being situate in Pleasant Hill Township, Lancaster County, South Carolina, located about four miles South of the Town of Heath Springs on the Stonesboro Road, and bounded on the North by Cedar Creek, East by lands of Curtis Horton, South by Stonesbore Road and West by lands of Calvin Pitman and E.W. Caskey, and being the identical lands shown and described on plat of survey entitled "Map Showing Property of Jack W. Harper" made by James B Baker on February 28, 1957 and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 9 Page 52.

This property was conveyed to Zachary Lee Hyatt and Laura Catherine Hyatt by deed recorded in the Office of the Register of Deeds for Lancaster in Deed Book 768, at Page 155 on November 22, 2013.

TMS# 0144-00-002.00

Grantees address: 6022 Byant Lane Waxhaw NC 28/13

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 Sedrick R. McDow and Jessica A. McDow, as joint tenants with rights of survivorship and not as tenants in

common, and upon the death of either of them, to the survivor thereof, their respective heirs and assigns:

And the Grantor(s) does hereby bind his or her successors, and assigns, and other lawful representatives, to warrant and forever defend all and singular the Premises unto the Grantee(s) and the Grantee(s) heirs, successors and assigns, against the Grantor(s) 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 26th day of July, 2024.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

(WITMESS #1)

Buhr S. Mut (SEAL)

Zachary Lee Hyatt

(SEE ATTACHED) (SEAL)
Laura Catherine Hyatt

(WITNESS #2)

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

**ACKNOWLEDGEMENT** 

Before me **Bulker** Julian, Notary Public, personally appeared Zachary Lee Hyatt and acknowledged the execution of the foregoing document.

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

Notary Public for SC

My Commission Expires:

BRIAN O. TRIMNAL Notary Public-State of South Carolina My Commission Expires September 25, 2030 SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: (SEAL) Laura Catherine Hyatt (WITNESS #2 STATE OF SOUTH CAROLINA **ACKNOWLEDGEMENT** COUNTY OF LANCASTER Before me Covan T. , Notary Public, personally appeared Laura Catherine Hyatt and acknowledged the execution of the foregoing document. Witness my hand and seal this 9th day of July, 2024. Notary Public for SC My Commission Expires:

WITNESS the Hand and Seal of the Grantor this 9th day of July, 2024.

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.

<ol> <li>The property being transferred is located at Stoneboro Road bearing <u>Lancaster Co</u> Number 0144-00-002.00transferred by Zachary Lee Hyatt and Laura Catherine Hy</li> </ol>	
R. McDow and Jess	sica A. McDow on July 19, 2024.
3. Check one of the following	owing. The deed is
(a) XXX	subject to the deed recording fee as a <i>transfer</i> 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
(b)	partnership on other entity and a stackholder perween a corporation a
	partnership, or other entity and a stockholder, partner, or owner of the entity,
(c)exempt	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
4 Chaolagas af the fall	exempt please skip items 4 - 7, and go to item 8 of this affidavit)
Traformanting of the folia	owing if either item 3(a) or item 3(b) above has been checked (See
Information section of	
this affidavit.):	
	The fee is computed on the consideration paid or to be paid in money or
4.5	money's worth in the amount of\$370,000.00
(d)	The fee is computed on the fair market value of the realty which
(c)	The fee is computed on the fair market value of the realty as established for
	money's worth in the amount of\$370,000.00  The fee is computed on the fair market value of the realty which  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 befo	ore the transfer and remained on the land, tenement or realty after the
transfer. If "Yes," the a	mount of
the outstanding balance	e of this lien or encumbrance is:
	ling fee is computed as follows:
(a) Place th	he amount listed in item 4 above here:\$370,000.00
(b) Place th	e amount listed in item 5 above here:(If no
amount	is listed, place zero here.)
(c) Subtrac	t Line 6(b) from Line 6(a) and place result here: \$370,000.00
7. The deed recording	fee due is based on the amount listed on Line 6(c) above and the deed
recording fee due is: \$1	,369.00
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
9. I understand that a p	erson required to furnish this affidavit who wilfully furnishes a false or
fraudulent affidavit is g	uilty of a misdemeanor and, upon conviction, must be fined not more than one
thousand dollars or imp	risoned not more than one year, or both.
-	Print
	name: Mylly fifty
SWORN to before me this	20
day of July 2024.	
	The state of the s
Notary Public for SC	
My Commission Expires:	Scale Louis
	Syr Ls usc BRIAN O. TRIMNAL
	Notary Public State of South Carolina
	My Commission Expires
	September 25, 2030
	3 optomber 20, 2030