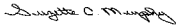


**LANCASTER COUNTY ASSESSOR**  
**Tax Map:**  
**0127C 0B 010 00**

**RECORDED THIS 29th DAY**  
**OF JULY, 2024**  
**IN BOOK 00 PAGE 00**



**Auditor, Lancaster County, SC**

LANCASTER COUNTY, SC	
2024008899	DEED
RECORDING FEES	\$15.00
STATE TAX	\$546.00
COUNTY TAX	\$231.00
PRESENTED & RECORDED	
07-26-2024	02:40:43 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1814 PG:336-341	

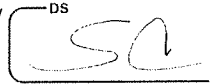
LUTZEL, GANDY AND BROADWAY, PLLC  
ATTORNEYS AND COUNSELORS AT LAW  
12104 COPPER WAY, SUITE 201  
CHARLOTTE, NC 28277

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF LANCASTER

*KNOW ALL MEN BY THESE PRESENTS,* That KIMBERLY KAY VINESETT, , in consideration of the sum of TWO HUNDRED TEN THOUSAND and No/100 Dollars (\$210,000.00) to it in hand paid at and before the sealing of these presents by KIMBERLY KAY VINESETT, (the receipt whereof is hereby acknowledged) has/have granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said SCOTT C. CASE AND SPOUSE SHELLY CASE , as joint tenants with right of survivorship and not as tenants in common, their heirs/successors and assigns, the following described property, to wit:



See Exhibit "A"

The within described property is conveyed subject to existing easements and to restrictive covenants, if any, appearing in the chain of title or apparent upon a reasonable inspection of the premises, 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.

Property Address: 16163 COMMODORE DRIVE; LANCASTER, SC 29720

Mailing Address: 16163 COMMODORE DRIVE; LANCASTER, SC 29720

TAX MAP NUMBER: 0127C-0B-010.00

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said, SCOTT C. CASE AND SPOUSE SHELLY CASE, , as joint tenants with right of survivorship and not as tenants in common, their heirs/successors and assigns forever.

And the said KIMBERLY KAY VINESETT does/do hereby bind themselves and their heirs successors and/or assigns, to warrant and forever defend all and singular the said premises unto the said SCOTT C. CASE AND SPOUSE SHELLY CASE , as joint tenants with right of survivorship and not as tenants in common, their successors and/or assigns, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

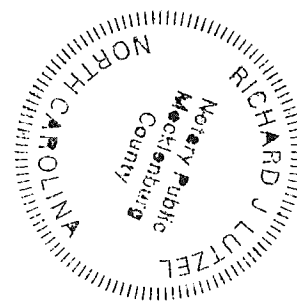
IN WITNESS WHEREOF, KIMBERLY KAY VINESETT have caused these presents to be executed this 26TH day of JULY, in the year of our Lord Two Thousand Twenty Four (2024).

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

BY Kimberly Kay Vinsett  
KIMBERLY KAY VINESETT

Witness 1: [Signature]  
Print Name:

Witness 2: [Signature]  
Print Name:



STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

SEAL-  
STAMP

I, the undersigned, a Notary Public of the State of NORTH CAROLINA, County of MECKLENBURG certify that KIMBERLY KAY VINESETT who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledging to me that she/he/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.. Witness my hand and official stamp or seal, this 26TH Day of JULY , 2024.

My commission expires: 6/22/26  
[Signature]

Printed Name of Notary: Richard J Lutzel Notary Public

Exhibit "A"

**BEING** all that certain piece, parcel or tract of land lying, being and situated in LANCASTER County, South Carolina, and designated as Lot 317 of Edgewater Subdivision, as shown on a plat of property shown in Plat Book 2005 at Page 559; in the Office of the Clerk of Court, LANCASTER, County, South Carolina and having such metes and bounds, coursed and distance as reference to said plat will more fully appear; reference to which plat is hereby made for a more particular description.

**DERIVATION:** Being the same property conveyed to KIMBERLY KAY VINESETT under Deed from KARL GENE BENZIO, AS TRUSTEE OF THE KARL GENE BENZIO REVOCABLE TRUST DATED FEBRUARY 10, 2009 dated 10th day of February, 2021, recorded on the 12th day of February, 2021 in Deed Book 1407 at Page 154, LANCASTER County Public Registry.

The within described property is conveyed subject to existing easements and to restrictive covenants, if any, appearing in the chain of title or apparent upon a reasonable inspection of the premises, which said restrictions, if any, are not intended to be reimposed hereby.

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 KIMBERLY KAY VINESETT and is located at 16163 COMMODORE DRIVE, LANCASTER, SC 29720 LANCASTER County having TMS No. 0127C-0B-010.00.
3. The Deed is subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
4. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$210,000.00
5. There are no liens or encumbrances existing on the land, tenement, or realty before the transfer nor remained on the land, tenement, or realty after the transfer.
6. The Deed Recording Fee is computed as follows:
  - (a) \$210,000.00 (Amount listed in Item 4 above)
  - (b) \$-0- (Amount listed in Item 5 above)
  - (c) \$210,000.00 Net Consideration for Deed Recording Fee computation
7. The deed recording fee is based on the amount listed on Item 6 (c) above and the deed recording fee due is \$777.00.
8. As required by Code Section 12-24-70, I state that I am responsible person who was connected with the transaction as the 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.

Kimberly Kay Vinsett  
KIMBERLY KAY VINESETT

SWORN to before me this the 26TH

Day of JULY, 2024

[Signature]  
Notary Public for the State of NC

My Commission Expires: 6/22/26

"SEAL"

