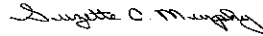


**RECORD AND RETURN TO:** LANCASTER COUNTY ASSESSOR  
Tax Map:  
Julia Childress Khaled, Attorney 0003L 0C 006 00  
Khaled Elder Law  
1430 Ebenezer Road, Suite 104  
Rock Hill, South Carolina 29732

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



**Auditor, Lancaster County, SC**

LANCASTER COUNTY, SC	
2024008908	DEED
RECORDING FEES	\$15.00
EXEMPT	
PRESENTED & RECORDED	
07-26-2024	03:35:21 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1814	PG:346-349

***Deed Prepared Only: No Responsibility Assumed for Certification of Title, Liens, Closing Transaction or Withholding Taxes on Payments to Non-Residents***

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF LANCASTER

**NO TITLE SEARCH REQUESTED NOR PERFORMED**

KNOW ALL MEN BY THESE PRESENTS THAT, we, **James E. Shoemaker, Jr. and Kaitlyn J. Shoemaker**, herein referred to as Grantors in the State aforesaid, for and in consideration of the sum of **One dollar (\$1.00) LOVE AND AFFECTION and no other valuable consideration** to us paid by **James E. Shoemaker, Jr. and Kaitlyn Joy Shoemaker, Trustees of the Shoemaker Family Trust, dated July 25, 2024**, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, **James E. Shoemaker, Jr. and Kaitlyn Joy Shoemaker, Trustees of the Shoemaker Family Trust, dated July 25, 2024**, their successors, and assigns forever the following described real property to wit:

SEE ATTACHMENT  
EXHIBIT "A"  
PROPERTY DESCRIPTION

Tax Map Number: 0003L 0C 006 00  
Property Address: 4221 Linville Way, Fort Mill, South Carolina 29707  
Grantees' Address: 4221 Linville Way, Fort Mill, South Carolina 29707

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises, of record, including matters shown on recorded plats.

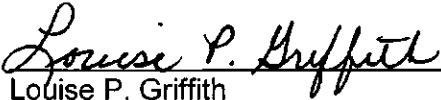

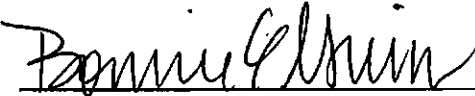
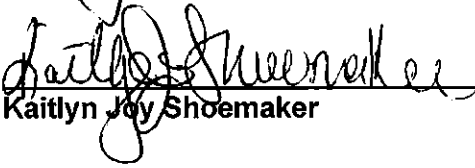
TOGETHER with all and singular, the rights, members, hereditament and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, **James E. Shoemaker, Jr. and Kaitlyn Joy Shoemaker, Trustees of the Shoemaker Family Trust, dated July 25, 2024**, their heirs, successors, and assigns forever.

AND THE GRANTORS, **James E. Shoemaker, Jr. and Kaitlyn J. Shoemaker**, do hereby bind the Grantors, and the Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, **James E. Shoemaker, Jr. and Kaitlyn Joy Shoemaker, Trustees of the Shoemaker Family Trust, dated July 25, 2024**, their heirs, successors, and assigns, against Grantors and Grantors' heirs, successors, and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS Hand and Seal on this day, July 25, 2024.

Signed, Sealed and Delivered in the Presence of:

 _____ Louise P. Griffith	 _____ James E. Shoemaker, Jr.
 _____ Bonnie E. Guinn	 _____ Kaitlyn Joy Shoemaker

STATE OF SOUTH CAROLINA	)	
	)	ACKNOWLEDGMENT
COUNTY OF YORK	)	

I, Bonnie E. Guinn, a Notary Public, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by the Principals and was executed and acknowledged to be the free act and voluntary deed of the Principals.

WITNESS my signature on this day, July 25, 2024.

<b>BONNIE E. GUINN</b> Notary Public, State of South Carolina My Commission Expires Feb. 16, 2028
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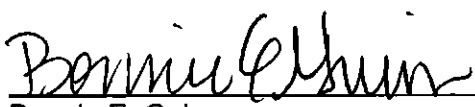
  
 \_\_\_\_\_  
 Bonnie E. Guinn  
 Notary Public for South Carolina  
 My Commission expires: 02/16/2028

EXHIBIT "A"  
PROPERTY DESCRIPTION

**All that certain piece, parcel, or lot of land, together with improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina, being shown and designated as Lot 6 on a plat entitled, FINAL PLAT AT PROPERTY KNOWN AS COVINGTON NORTH PHASE 3, MAP I, prepared by Metrolina Engineering & Surveying Associates, dated December 31, 2018 and in the Office of the Register of Deeds for Lancaster County in Plat Book 2019 at Page 117. Reference is made to said latter plat for a more complete and accurate description. Be all measurements a little more or less.**


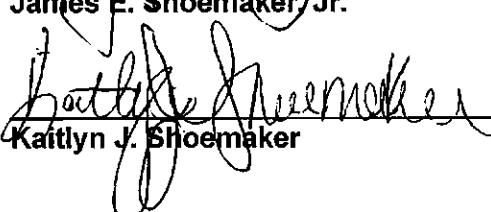
DERIVATION: This being the identical piece, parcel or lot of land conveyed to James E. Shoemaker, Jr. and Kaitlyn J. Shoemaker, by deed of OP SPE TPA1, LLC, recorded on June 25, 2021, in Deed Book 1447 at Page 326 in the Office of the Register of Deeds for the Lancaster, South Carolina.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

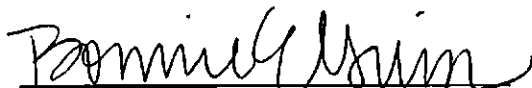
AFFIDAVIT OF EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred bearing Lancaster County Tax Map Number 003L 0C 006 00 was transferred by **James E. Shoemaker, Jr. and Kaitlyn J. Shoemaker** to **James E. Shoemaker, Jr. and Kaitlyn Joy Shoemaker, Trustees of the Shoemaker Family Trust, dated July 25, 2024** on July 25, 2024.
3. The deed is exempt from the deed recording fee because: Item #8.
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors.
5. 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.

  
\_\_\_\_\_  
James E. Shoemaker, Jr.  
  
\_\_\_\_\_  
Kaitlyn J. Shoemaker

Sworn to before me on this day,  
July 25, 2024.

  
\_\_\_\_\_  
Bonnie E. Guinn  
Notary Public for South Carolina  
My Commission Expires: 02/16/2028

BONNIE E. GUINN  
Notary Public, State of South Carolina  
My Commission Expires Feb. 16, 2028