

Prepared By and Return to:
 Costner Law Office, PLLC
 7400 Carmel Executive Park, Suite 200
 Charlotte, NC 28226
 File No.: SC-24-09199

LANCASTER COUNTY, SC	
2024013267	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1885.00
COUNTY TAX	\$797.50
PRESENTED & RECORDED	
10-29-2024	08:35:47 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1849 PG:139-142	

(Please do not write above this line – Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA)
)
 COUNTY OF LANCASTER)

GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **Jeffrey Alfred DuPuis and Susan Marie DuPuis, Trustees, or their successors in interest of the DuPuis Family Trust U/A dated August 28, 2008 and any amendments thereto** (“Grantor”), in the State aforesaid, for and in consideration of the sum of SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$725,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Alan G Inkrott and Laura A Inkrott, for and during their joint lives and upon the death of either of them, to the survivor of them (“Grantee”), their heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion.

All Grantor's right, title and equitable or legal interest in and to:

ALL that certain piece, parcel, or lot of land, lying, being and situate in the City of Lancaster, Lancaster County, State of South Carolina and being shown and designated as Lot 494 of Tree Tops Phase 2A shown on plat recorded in Plat Book: 2018 Page: 70 and Plat Book: 2018 Page 58 in the Office of the Clerk of Court for Lancaster County, SC, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more full appear.

DERIVATION: This being the same property conveyed to Jeffrey Alfred DuPuis and Susan Marie DuPuis, Trustees, or their successors in interest of the DuPuis Family Trust U/A dated August 28, 2008 and any amendments thereto from Jeffrey Alfred DuPuis and Susan Marie DuPuis, by deed dated October 20, 2023 and recorded December 6, 2023 in Book 1736 at Page 3 in the Office of the Register of Deeds for Lancaster County, South Carolina.

County Tax Map No.: 0019J-0A-494.00
 Grantee Address: 1921 Tranquility Boulevard, Lancaster, SC 29720

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 said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, the Hand and Seal of Jeffrey Alfred DuPuis and Susan Marie DuPuis, Trustees, or their successors in interest of the DuPuis Family Trust U/A dated August 28, 2008 and any amendments thereto, this 28 day of October, 2024.

Signed, Sealed and Delivered in the presence of:

Nicole McAister
Witness No. 1

[Signature]
Witness No. 2 (NOTARY)

The DuPuis Family Trust U/A dated August 28, 2008 and any amendments thereto

BY: [Signature]
Jeffrey Alfred Dupuis
Co-Trustee

BY: [Signature]
Susan Marie Dupuis
Co-Trustee

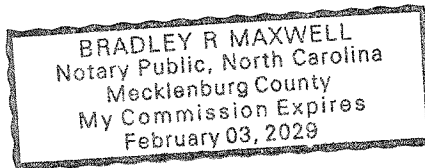
State of ^{North} South Carolina
County of Mecklenburg

I, Bradley R. Maxwell, a Notary Public, do hereby certify that Jeffrey Alfred Dupuis and Susan Marie Dupris, personally appeared before me this day and acknowledged that (s)he is the Co-Trustee of The DuPuis Family Trust U/A dated August 28, 2008 and any amendments thereto, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 28 day of October, 2024.

[Signature] Notary Public

Bradley R. Maxwell
Notary's Printed or Typed Name

My Commission Expires:
2-3-2029



STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

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 1921 Tranquility Boulevard, Lancaster, SC 29720 bearing County Tax Map Number 0019J-0A-494.00, was transferred by **Jeffrey Alfred DuPuis and Susan Marie DuPuis, Trustees, or their successors in interest of the DuPuis Family Trust U/A dated August 28, 2008 and any amendments thereto to Alan G Inkrott and Laura A Inkrott, for and during their joint lives and upon the death of either of them, to the survivor of them,** on this the

28 day of October, 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 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.)

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 \$725,000.00.
 - 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 encumbrance is \$_____.

6. The deed recording fee is computed as follows:

a. Place the amount listed in item 4 above here:	\$ <u>725,000.00</u>
b. Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$ <u>0.00</u>
c. Subtract Line 6(b) from Line 6(a) and place the result here:	\$ <u>725,000.00</u>

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,682.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as 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.

Susan Marie DuPuis
Responsible Person Connected with the Transaction
SUSAN MARIE DUPUIS
Print or Type Name Here

SWORN to before me this the 28 day of October, 2024.

Bradley R. Maxwell
Notary Public for: NC
Notary Printed Name: Bradley R. Maxwell
My Commission Expires: 2-3-2029

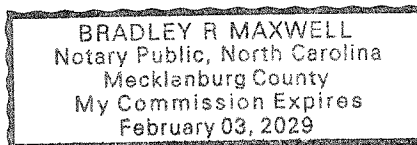


Exhibit "A"

Prepared by & return to:
Costner Law Office, PLLC
7400 Carmel Executive Park Dr.
Suite 200
Charlotte, NC 28226

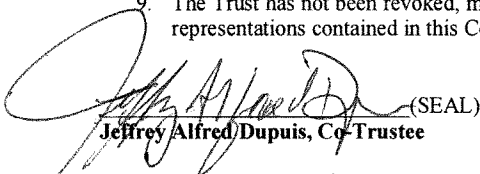
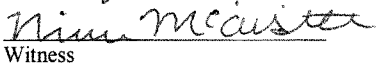
CERTIFICATE OF TRUST

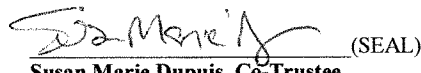
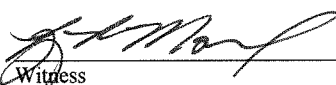
I/We, the undersigned, do hereby certify that:

This trust certificate is given by all the currently acting Trustee(s) of the Dupuis Family Trust U/A dated August 28, 2008, and any amendments thereto, voluntarily and under penalty of perjury, intending that the facts set forth in this Certificate be relied upon as true and correct.

1. The Trust is evidenced by a Trust instrument executed on August 28, 2008. The Trust is currently in existence, and has not been amended or revoked.
2. The name of each Trustor of the Trust is/are: **Jeffrey Alfred Dupuis and Susan Marie Dupuis**
3. The name of each trustee empowered to act under the trust agreement at the time of the execution of this Certificate of Trust are:

Primary Trustee(s): **Jeffrey Alfred Dupuis and Susan Marie Dupuis**
4. The trustee(s) are authorized by the trust instrument or by the provisions of applicable law to buy, sell, convey, pledge, mortgage, lease, manage, operate, control or transfer title to trust property, including real property.
5. The signature of both Trustees is required for any action taken on behalf of the Trust.
6. The tax identification number of the Trust is the social security number of Jeffrey Alfred Dupuis.
7. The manner of taking title to the Trust property is **Jeffrey Alfred Dupuis and Susan Marie Dupuis, Trustees, or their successors in interest, of the Dupuis Family Trust U/A dated August 28, 2008, and any amendments thereto.**
8. The terms of the trust provide that a third party may rely upon this Certificate of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
9. The Trust has not been revoked, modified or amended in any manner that would cause any of the representations contained in this Certification to be incorrect.



 Jeffrey Alfred Dupuis, Co-Trustee (SEAL)

 Witness


 Susan Marie Dupuis, Co-Trustee (SEAL)

 Witness

State of North Carolina – County of Mecklenburg

I, Bradley R. Maxwell the undersigned Notary Public of the County and State aforesaid, certify that **Jeffrey Alfred Dupuis and Susan Marie Dupuis** personally came before me this day and acknowledged that they are the Trustees of **The Dupuis Family Trust U/A dated August 28, 2008, and any amendments thereto**, and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.
 Witness my hand and Notarial stamp or seal, this 28 day of October, 2024.

BRADLEY R MAXWELL
 Notary Public, North Carolina
 Mecklenburg County
 My Commission Expires
 February 03, 2029


 Notary Public for the State of NC
 My Commission Expires: 2-3-2029