

PREPARED BY TRIMNAL & MYERS, LLC

LANCASTER COUNTY, SC	
2024013282	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1521.00
COUNTY TAX	\$643.50
PRESENTED & RECORDED	
10-29-2024	09:09:29 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1849 PG:219-221	

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, THAT **Mark A. Shain**, (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of **FIVE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$585,000.00)** Dollars have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Claudia Jimenez, Madeleine Tilker, and Natalie Knapp** 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 certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate in Indian Land Township, Lancaster County, State of South Carolina, and being show and designated as Lot 67 (Neighborhood "K-1") Carolina Lakes, Phase I, Map XIV (PB 2007 PG 141) upon plat entitled 'Survey for Norma and Steven Victor' prepared by David A. Weirich and being dated June 25, 2007 and recorded in the Office of the Clerk of Court for Lancaster County, SC in Plat Book 2007 at Page 763, which pat is incorporated herein by reference and having such metes, bounds, courses and distances as by reference to said plat will more fully appear.**

**This property was conveyed to Mark A. Shain by deed recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 1363, at Page 312 on September 16, 2020.**

TMS# 0016J-0C-009.00

Grantees address: 4106 S Calla Lilly St. 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 **Claudia Jimenez, Madeleine Tilker, and Natalie Knapp**, 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:



AFFIDAVIT

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 41065 Calla Lilly Street bearing Lancaster County Tax Map Number 0016J-0C-009.00 transferred by Mark A. Shain to Claudia Jimenez, Madeleine Tilker, and Natalie Knapp on October 23, 2024.
3. Check one of the following: The deed is
(a) XXX 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$585,000.00
(b) 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 property tax purposes which is

5. Check Yes or No x 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: \$585,000.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$585,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,164.50

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: grantor

9. I understand that a person required to furnish this affidavit who wilfully 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.

Print name:

SWORN to before me this 23rd day of October 2024.

Notary Public for SC My Commission Expires: 11/5/24

