

|                         |             |
|-------------------------|-------------|
| LANCASTER COUNTY, SC    |             |
| 2024013287              | DEED        |
| RECORDING FEES          | \$15.00     |
| STATE TAX               | \$0.00      |
| COUNTY TAX              | \$0.00      |
| PRESENTED & RECORDED    |             |
| 10-29-2024              | 09:55:05 AM |
| BRITTANY GRANT          |             |
| REGISTER OF DEEDS       |             |
| LANCASTER, COUNTY SC    |             |
| By: CANDICE PHILLIPS    |             |
| BK:DEED 1849 PG:226-229 |             |

**Return Recorded Documents to:**  
**George T. Ligon II, Attorney at Law, LLC**  
**PO Box 4125**  
**Rock Hill, SC 29732**

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF ~~YORK~~ *Lancaster* )  
 )

**TITLE TO REAL ESTATE**  
**GEORGE T. LIGON II**  
**Attorney at Law**  
**DEED PREPARED ONLY**  
**NO TITLE SEARCH**

**KNOW ALL MEN BY THESE PRESENTS, that I/We Randle Bradley Titus and Avis Hudson Titus of 2639 Mcilwain Rd., Lancaster, SC 29720, (hereinafter whether singular or plural) the Grantor, in the State aforesaid, for and in consideration of One Dollar (\$1.00) paid by Randle Bradley Titus and Avis Hudson Titus as Trustees of the Titus Family Trust of 2639 Mcilwain Rd., Lancaster, SC 29720, (hereinafter whether singular or plural) the Grantees has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns, the following described property, to wit:**

**SEE ATTACHED LEGAL DESCRIPTION**

**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 premises before mentioned unto the said Grantee, his heirs and assigns forever.


**AND** the Grantor does hereby bind himself and his Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Heirs and Assigns, against the Grantor and the Grantor's Heirs 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 25 day of Sept., 2024.

Signed, Sealed and Delivered in the Presence of:

  
 \_\_\_\_\_  
 Witness

  
 \_\_\_\_\_  
 Grantor: Randle Bradley Titus

  
 \_\_\_\_\_  
 Witness

  
 \_\_\_\_\_  
 Grantor: Avis Hudson Titus

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**PERSONALLY APEARED** before me the undersigned witness and made oath the    he saw **Randle Bradley Titus and Avis Hudson Titus** sign, seal, and as each's act and deed, deliver the within written Deed for the uses and purposes therein mentioned and that    he, with the other witness, whose signature appears above, witnessed the execution thereof.

*Avis Hudson Titus*  
Witness

Sworn to before me this 25 day of Sept, 2024.

*[Signature]*  
Notary Public for South Carolina

My Commission Expires: \_\_\_\_\_

GEORGE T. LIGON  
Notary Public, State of South Carolina  
My Commission Expires 5/2/2033

## **Exhibit A**

[2639 McIlwain Rd. Lancaster, SC 29720]

### **Legal Description:**

All that certain piece, parcel or of lot of land lying, being and situate in Pleasant Hill Township, County of Lancaster, State of South Carolina, containing one (1) acre, more or less, per that certain plat of survey entitled, 'Property of Randle Titus' by Jack Smith, RLS, dated January 17, 1977 and recorded in the Clerk of Court's Office for Lancaster County as Plat No. 2769. Reference to said plat is made for a more complete description. Beginning at an iron 400 feet from McIlwain Road on a field road and running thence with said field Road N. 8° 30' E. 212.95 feet to an iron; thence S 89°-20' E. 205.0 feet to an iron/ thence S. 1°-30' W. 212.95 feet; thence N. 89°- 20' W. 205.0 feet to the point of beginning. Being bounded North, East and South by lands of Theon Hudson and on the West by said field road which separates this property from other lands of Theron Hudson.

**Derivation:** This being the same property conveyed to Randle B Titus and Avis H. Titus, by deed of Theron Hudson and Mary H Hudson, recorded January 27, 1977, in Book C-6 at Page 3051 in the Office of the Clerk of Court for Lancaster County, South Carolina.

This conveyance is made subject to easements, encumbrances, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

**TAX MAP NUMBER: 0110-00-028.01**

STATE OF SOUTH CAROLINA)

COUNTY OF Lancaster )

AFFIDAVIT FOR 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 is located at 2634 McIlwain Rd. Lancaster, SC 29720, bearing Lancaster County Tax Map Number 0110-00-028.01, was transferred by Bardle Bradley Titus and Avis Hudson Titus to Bardle Bradley Titus and Avis Hudson Titus as Trustees of the Titus Family Trust on September 25, 2024

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

#8

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

Attorney

5. 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.

[Signature]  
Responsible Person Connected with the Transaction

George Ligon, esq.  
Print or Type Name Here

SWORN to before me this 28 day of Oct. 2024.

Notary Public for [Signature]  
My Commission Expires: \_\_\_\_\_

BLAIR L. McCRANEY  
Notary Public, State of South Carolina  
My Commission Expires 7/15/2032