

LANCASTER COUNTY, SC	
2024013286	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
10-29-2024	09:50:10 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1849	PG:222-225

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 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 **James W. Hinson, Jr. and Ruby Anne K. Hinson** of 1861 Tara Trail, 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 **James W. Hinson, Jr. and Ruby Anne K. Hinson** as Trustees of the **James and Ruby Hinson Trust** of 1861 Tara Trail, 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**


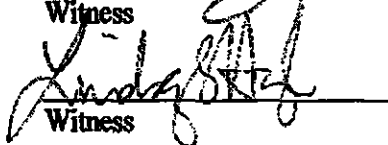
**TOGETHER WITH** all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.



**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 12 day of April, 2024.

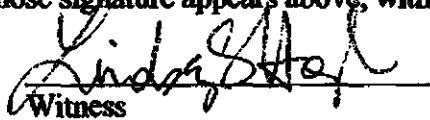
Signed, Sealed and Delivered in the Presence of:

Witness  
  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_

  
Grantor: **James W. Hinson, Jr.**  
  
Grantor: **Ruby Anne K. Hinson**

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**PERSONALLY APEARED** before me the undersigned witness and made oath the    he saw **James W. Hinson, Jr. and Ruby Anne K. Hinson** 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.

  
Witness

Sworn to before me this   12   day of   October  , 2024.

  
Notary Public for South Carolina

My Commission Expires:   5-2-33  

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

**Exhibit A**

**[1861 Tara Trail, Lancaster SC 29720]**

**Legal Description:**

All that certain piece, parcel or lot of land lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, approximately two (2) miles North of the City of Lancaster, lying to the East of U.S. Highway Number 521, and on the West side of Tara Trail, in a subdivision known as 'Hickory Estates', containing eighty-four hundredths (0.84) acre, more or less, fronting East on Tara Trail for a distance of one hundred thirty nine and eighty-eight one hundredths (139.88') feet and being shown, described and designated as Lot Number Five (5) in Block 'A' on Plat of Survey made by R. H. Iseley and J. C. Crumpler, RLS, dated June-July, 1986, entitled 'SUBDIVISION PLAT OF HICKORY ESTATES' and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 1803, reference to said plat is craved for a more minute description.

**Derivation:** This being the same property conveyed to James William Hinson Jr. and Ruby Anne K. Hinson, by deed of Michael G. Williams, recorded February 19, 1991, in Book R-9 on Page 82 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: 0061A-0A-005.00**

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 ~~31861~~ 1861 Tara Trail, Lancaster SC 29720, bearing Lancaster County Tax Map Number ~~0061A-0A-005.00~~ 0061A-0A-005.00, was transferred by James W. Hinson Jr. and Ruby Anne K. Hinson to James W. Hinson and Ruby Anne K. Hinson as Trustees of the James and Ruby Hinson Trust on Oct. 12, 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:

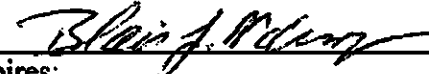
Attorney

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.

  
Responsible Person Connected with the Transaction

George Ligon, esq.  
Print or Type Name Here

SWORN to before me this 29 day of Oct. 2024

Notary Public for   
My Commission Expires: \_\_\_\_\_

BLAIR L. McCRANEY  
Notary Public, State of South Carolina  
My Commission Expires 7/16/2032