

LANCASTER COUNTY, SC	
2024013290	DEED
RECORDING FEES	\$15.00
STATE TAX	\$221.00
COUNTY TAX	\$93.50
PRESENTED & RECORDED	
10-29-2024	11:00:29 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1849 PG:234-237	

PREPARED BY TRIMNAL & MYERS, LLC

STATE OF SOUTH CAROLINA)
)
 COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Grant Owen** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of EIGHTY FIVE THOUSAND AND 00/100 (\$85,000.00) Dollars, to him paid by **Plutarco Soto Alverto** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Plutarco Soto Alverto, his/their Heirs and/or Assigns Forever:

All that certain piece, parcel or lot of land, lying, being and situate with any and all improvements thereon, in Lancaster County, South Carolina shown as Lot B1 containing 2.117 acres, more or less as shown on plat prepared for Jerald B. Boatright and Jean M. Boatright by Wm D. Enfinger & Assoc. dated October 27, 1989 and recorded November 6, 1989 as Plat Number 10495 in the Office of the Register of Deeds for Lancaster County, South Carolina. Plat is craved for a more accurate description as to metes and bounds.

TOGETHER with a 1985 MASCO mobile home serial number 57750.

Being the property conveyed to Grant Owen by Deed recorded October 22, 2024 in Deed Book 1846 Page 283 in the Office of the Register of Deeds for Lancaster County, South Carolina.

TMS# 0061-00-097.00

Grantee's Address: 5019 Lonnie D Aldridge rd Monroe NC 28112.

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will 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/S, Their Heirs and/or Assigns forever.

AND the said GRANTOR/S do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE/S, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 29th day of October in the year of our Lord 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jessica Dammelle
Witness #1

Grant Owen
Grant Owen

[Signature]
Witness #2

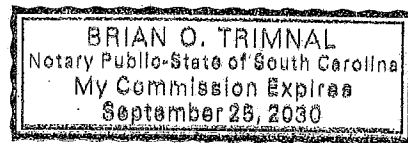
STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF LANCASTER)

I, Brian Trimmel, Notary Public for the State of SC,

do hereby certify that GRANTOR/S personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Sworn before me this 29th day of October, 2024

[Signature]
Notary Public for the State of SC
My Commission Expires: 9/25/2030



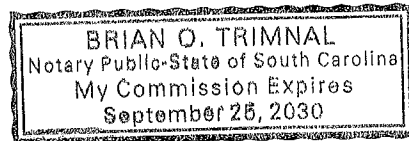
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property located at 223 Sunnybrook Ln. being transferred from Grant Owen to Plutarco Soto Alverto dated 10/29/2024.
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 \$85,000.00
 - (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: \$85,000.00
 - (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: \$85,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$314.50
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.

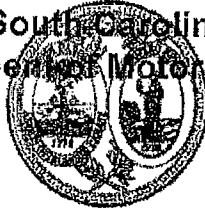
Grant Owen

SWORN to before me this 29
day of Oct 2024

Notary Public for SC
My Commission Expires: Sept 25 2030



South Carolina
Department of Motor Vehicles



09/18/2013

BOATRIGHT, JERALD BENNETT
223 SUNNYBROOK LN
LANCASTER, SC 29720-7992

Subject: Retirement of Title Confirmation

Dear Customer:

We are in receipt of South Carolina title number 000000025396500 C, covering a 1985 MASC MBH, serial number 57750. Please be advised that this letter is written confirmation of the retirement of the title certificate to the homeowner pursuant to Section 56-19-530.

Customer Service Unit (803) 896-5000
Please mail all correspondence to:
SC Department of Motor Vehicles
PO Box 1498
Blythewood, SC 29016-0024

cc: RICK S. CHANDLER, JR.
P.O. BOX 36
LANCASTER, SC 29721

Customer No: 022326172
File No: 016203524

/CV