

LANCASTER COUNTY, SC	
2024013292	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1209.00
COUNTY TAX	\$511.50
PRESENTED & RECORDED	
10-29-2024	11:15:56 AM
BRITANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1849 PG:238-240	

PREPARED BY TRIMNAL & MYERS, LLC

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF LANCASTER )

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, THAT **Janet P. Latour**, (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of **FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$465,000.00)** Dollars have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Mark H. Beach and Cynthia A. Beach** 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, lying, being and situate in Indian Land Township, Lancaster County, State of South Carolina and being shown and designated as Lot 109 (Neighborhood "A") Carolina Lakes, Phase 1, Map 1, (PB 2006, PG 373) upon plat entitled "Survey for Robert and Carolyn Duff" prepared by David A. Weirich and being dated June 10, 2006 and recorded in the Office of the Clerk of Court for Lancaster County, SC in Plat Book 2006 at Page 396, which plat 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 Janet P. Latour by deed recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 1080, at Page 68 on September 6, 2017.

TMS# 0013N-0B-015.00

Grantees address: 5010 Grandview Drive Indian Land 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 **Mark H. Beach and Cynthia A. Beach**, 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 5010 Grandview Drive bearing Lancaster County Tax Map Number 0013N-0B-015.00 transferred by Janet P. Latour to Mark H. Beach and Cynthia A. Beach on October 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 \$465,000.00
  - (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: \$465,000.00
  - (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: \$465,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,720.50

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.

Janet Latour  
Print name: Janet Latour

SWORN to before me this 29<sup>th</sup> day of October 2024.

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

