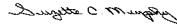


LANCASTER COUNTY ASSESSOR  
Tax Map:  
0008N 0P 283 00

LANCASTER COUNTY, SC	
2025009050	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1482.00
COUNTY TAX	\$627.00
PRESENTED & RECORDED	
07-11-2025	08:40:14 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: DAVID HUGHES	
BK:DEED 1941 PG:168-171	

PREPARED BY TRIMNAL & MYERS, LLC

RECORDED THIS 11th DAY  
OF JULY, 2025  
IN BOOK 00 PAGE 00



Auditor, Lancaster County, SC

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Nathan Schmidlin and Kristin Schmidlin**, (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of **FIVE HUNDRED SEVENTY THOUSAND AND 00/100 (\$570,000.00)** Dollars have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Lorraine M. Posey and Steven C. Posey** 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 those certain piece, parcel or tract of land together with any improvements thereon, being shown and designated as Lot 283 as shown on that certain plat entitled "Final Plat of Ansley Park Phase 4" prepared by Kenneth M. Green, RLS #14529 with R.Joe Harris & Associates, Inc. Project No. 3207, dated October 15, 2021 and recorded in the Lancaster County ROD Office on November 29, 2021 in Plat Book 2021 at Page 747, 748 and 749. See Also Plat Book 2023 at Page 498

This property was conveyed to Nathan Schmidlin and Kristin Schmidlin by deed recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 1678, at Page 255 on June 20, 2023.

TMS# 0008N-0P-283.00

Grantees address: 5119 Moselle Ave 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 **Lorraine M. Posey and Steven C. Posey**, 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:

And the Grantor(s) does hereby bind his or her successors, and assigns, and other lawful representatives, to warrant and forever defend all and singular the Premises unto the Grantee(s) and the Grantee(s) heirs, successors and assigns, against the Grantor(s) and against the Grantor(s) successors and assigns 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 **8th** day of **July, 2025**.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Carolyn Kriz*  
(WITNESS #1)

*[Signature]*  
(WITNESS #2)

*[Signature]* (SEAL)  
Nathan Schmidlin

*[Signature]* (SEAL)  
Kristin Schmidlin

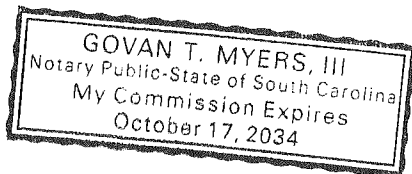
STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF LANCASTER        )

**ACKNOWLEDGEMENT**

Before me *Govan T. Myers*, Notary Public, personally appeared Nathan Schmidlin and Kristin Schmidlin and acknowledged the execution of the foregoing document.

Witness my hand and seal this **8th** day of **July, 2025**.

*[Signature]*  
Notary Public for SC  
My Commission Expires: *10/17/31*



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 5119 Moselle Avenue bearing Lancaster County Tax Map Number 0008N-0P-283.00 transferred by Nathan Schmidlin and Kristin Schmidlin to Lorraine M. Posey and Steven C. Posey on July 8, 2025.
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 \$570,000.00
  - (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: \$570,000.00
  - (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: \$570,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,109.00
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: Nathan Schmidlin

**SWORN** to before me this 8<sup>th</sup>  
day of July 2025.

Notary Public for SC  
My Commission Expires: 10/17/34

