

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

Brittany C. Grant
Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2025009063	DEED
RECORDING FEES	\$15.00
EXEMPT	
PRESENTED & RECORDED	
07-11-2025	10:21:55 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1941 PG:206-209	

LANCASTER COUNTY ASSESSOR

Tax Map:

0019J 0A 059 00

Space above this line is intended for Recording Data

Return To:
Simpson Law Firm, LLC
1188 Stonecrest Blvd., Ste. 105
Fort Mill, South Carolina 29708

DEED PREPARED ONLY: TITLE CERTIFICATION NEITHER
REQUESTED NOR COMPLETED. NO RESPONSIBILITY ASSUMED
FOR CERTIFICATION OF TITLE, CLOSING TRANSACTION,
OR WITHHOLDING TAXES ON PAYMENTS TO NON-RESIDENTS.

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

TITLE TO REAL ESTATE
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Richard Smith and Kathleen Smith** (hereinafter known as "Grantor(s)"), in consideration of ***SEE AFFIDAVIT***, to the Grantor(s) in hand paid at and before the sealing of these presents, by **Richard Lee Smith, Trustee, or his successor(s) in the interest of the Family Trust of Richard Lee Smith, and any amendments or restatements thereto, dated November 6, 1997, and Kathleen Smith, Trustee, or her successor(s) in the interest of the Family Trust of Kathleen Smith, and any amendments or restatements thereto, dated November 6, 1997** (hereinafter called "Grantee(s)") in the State aforesaid, the receipt of which is hereby acknowledged, subject, however, to the limitations set out below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s), their heirs and assigns, all of their right, title and interest the following described real property:

Property Address: 8177 Asher Chase Trail, Lancaster, SC 29720

Grantee/Mailing Address: 8177 Asher Chase Trail, Lancaster, SC 29720

More particularly described as follows:

See Attachment Exhibit "A".

DERIVATION: This being all or a portion of the same property conveyed to Grantor(s) herein by Deed and recorded on June 30, 2023, in Book 1682, Pages 172-173 in the Office of the Clerk of Court for Lancaster County, South Carolina.

TMS/PARCEL NUMBER: 0019J-0A-059.00

THIS CONVEYANCE IS MADE SUBJECT TO ANY RESTRICTIONS, RESERVATIONS, AND AGREEMENTS, ZONING ORDINANCES OR EASEMENTS THAT MAY APPEAR OF RECORD ON THE RECORDED PLATS OR PREMISES OR WITHIN THE CHAIN OF TITLE, AND IS MADE SUBJECT TO ALL MATTERS APPARENT UPON A REASONABLE INSPECTION OF THE PREMISES. NO NEW BOUNDARY LINES ARE CREATED BY THIS CONVEYANCE.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident appertaining;

TO HAVE AND TO HOLD all singular the premises before mentioned unto the Grantees, and the Grantees' heirs and assigns forever. And the said Grantors do hereby bind Grantors and Grantors' Successors and Assigns, to warrant and defend all and singular the said premises unto the said Grantees, as aforesaid, its successors and assigns, against Grantors and the Successors and Assigns of the Grantor lawfully claiming, but against no others.


Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.


WITNESS, the Grantors, undersigned, have caused these presents to be executed by their hand and seal this July 10, 2025.

SIGNED, SEALED AND DELIVERED
in the presence of:


Richard Smith


Kathleen Smith


David T. White


Haven Swanson

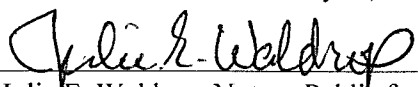
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

ACKNOWLEDGMENT

I, Julie E. Waldrop, a Notary Public for North Carolina, do hereby certify that the above GRANTOR(S) personally appeared before me this day and acknowledged the due execution of the foregoing document.

SWORN to before me this July 10, 2025.

 (SEAL)
Julie E. Waldrop, Notary Public for North Carolina
My Commission Expires on April 22, 2029.

JULIE E. WALDROP
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2029

Exhibit A

All that certain piece, parcel, or lot of land, lying, being and situate in Lancaster County, State of South Carolina and being shown and designated as Lot 59 of Tree Tops Phase 1A Map 2 (Plat Book: 2016 Page: 530) upon plat entitled "Property of - Joseph Dimino" prepared by Jenkins & Lowery PLS. P.A. dated April 21, 2017 and recorded in the office of the Clerk of Court for Lancaster County, SC in Plat Book 2017 at Page 321, 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.

