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

Dugue C. Mayor

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC 2025009063

DEED

\$15.00 RECORDING FEES

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: 00191-0A-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

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.

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 eritifled "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.

STATE OF SOUTH CAROLINA)	AFFIDAVIT OF EXEMPT TRANSFER
)	
COUNTY OF LANCASTER)	

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 8177 Asher Chase Trail, Lancaster, SC 29720, bearing LANCASTER, County Tax Map Number 0019J-0A-059.00, was transferred by Richard Smith and Kathleen Smith to 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, July 10, 2025
- 3. The deed is exempt from the deed recording fee because (See information section of Affidavit):

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 If exempt under exemption #14 described in the Information section of this affidavit, did the agent and principal relationship exist at the time of 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 responsible person who was connected with the transaction as: <u>David T. White, Attorney.</u>
- 5. I understand that as a person required to furnish this affidavit who willfully 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

David T. White

SWORN to before me this July 10, 2025

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