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

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PREPARED BY TRIMNAL & MYERS, LLC

LANCASTER COUNTY ASSESSOR Tax Map: 0014O 0A 205 00 LANCASTER COUNTY, SC
2025009066 DEED
RECORDING FEES \$15.00
STATE TAX \$1856.40
COUNTY TAX \$785.40
PRESENTED & RECORDED
07-11-2025 10:31:15 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
BY: CANDICE PHILLIPS
BK:DEED 1941 PG:210-212

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT Timothy James Hipwell, Jr. and Kimberly Ann Hipwell, (hereinafter whether singular or plural referred to as the "Grantors"), in the State aforesaid, for and in consideration of SEVEN HUNDRED FOURTEEN THOUSAND AND 00/100 (\$714,000.00) Dollars have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Sallyann Talley and Clint Talley (aka, Clinton Talley) 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 with any and all improvements located thereon, lying, being and situate in Lancaster County, South Carolina, and being shown and designated as Lot 205 of Bent Creek Phase 3 as shown on plat recorded in Plat Book 2019 Page 701-703 in the Lancaster County, South Carolina Register of Deeds.

This property was conveyed to Timothy James Hipwell, Jr. and Kimberly Ann Hipwell by deed recorded in the Office of the Register of Deeds for Lancaster in Deed Book 1456, at Page 141 on July 23, 2021.

TMS# 0014O-0A-205.00

Grantees address: 7049 Irongate Drive Lancaster SC 29720

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 Sallyann Talley and Clint Talley (aka, Clinton Talley), 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 day of July, 2025.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: (WITNESS STATE OF SOUTH CAROLINA **ACKNOWLEDGEMENT** COUNTY OF LANCASTER

Before me Court Mo, Notary Public, personally appeared Timothy James Hipwell, Jr. and Kimberly Ann Hipwell and acknowledged the execution of the foregoing document.

Witness my hand and seal this

GOVAN T. MYERS, III Notary Public-State of South Carolina My Commission Expires October 17, 2034

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.
- The property being transferred is located at 7049 Irongate Drive bearing <u>Lancaster County</u> Tax Map Number 00140-0A-205.00transferred by Timothy James Hipwell, Jr. and Kimberly Ann Hipwell to Sallyann Talley and Clint Talley on July 11, 2025.

2025.	cried by filliothy James hipwell, 31. and killiberry All Hipwell to Sanyalli Tailey and ellite failey of July 11,
	e following: The deed is
(a) <u>XXX</u>	
(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	e following if either item 3(a) or item 3(b) above has been checked (See Information section of
this affidavit.):	
(a) <u>X</u>	The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _
	_\$714,000.00
(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
	or No To the following: a lien or encumbrance existed on the land, tenement, or realty before the
	ned on the land, tenement or realty after the transfer. If "Yes," the amount of
_	llance of this lien or encumbrance is:
	d recording fee is computed as follows:
(a)	Place the amount listed in item 4 above here: \$714,000.00
(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:\$714,000.00
7. The deed recor	ding fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,641.80
8. As required by C	ode Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
grantor	
9. I understand tha	at 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

SWORN to before me this /

or both.

Notary Public for SC

day of July 2025,

My Compassion Expires:

GOVAN T. MYERS, III Notary Public-State of South Carolinal My Commission Expires October 17, 2034