

PREPARED BY TRIMNAL & MYERS, LLC

LANCASTER COUNTY ASSESSOR

Tax Map: **RECORDED THIS 11th DAY**
0081H 0L 006 00 OF JULY, 2025
IN BOOK 00 PAGE 00

Douglas C. Murphy

Auditor, Lancaster County, SC

STATE OF SOUTH CAROLINA)

)

COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Carolina Property Investments, LLC** (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of **FIFTY SEVEN THOUSAND THREE HUNDRED AND 00/100 (\$57,300.00)** Dollars have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Douglas Shropshire and Annette LaVerne Shropshire** 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, together with all improvements located thereon, lying, being and situate in Lancaster Plant Village, Lancaster County, State of South Carolina, fronting on 10th Street and being more particularly shown, described and designated as Lot 3, Block "D", on Plat of Survey entitled, 'Plat Surveyed for Darlene Truesdale,' prepared by Precision Surveying, Inc., dated October 1, 1996 and recorded in the Office of the Clerk of Court for Lancaster County as Plat No. 96-193. Reference to said plat is saved for a more minute description.

This property was conveyed to Carolina Property Investments, LLC by deed recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 241, at Page 309 on June 28, 2004.

TMS# 0081H-0L-006.00

Grantees address: 941 10th St 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.

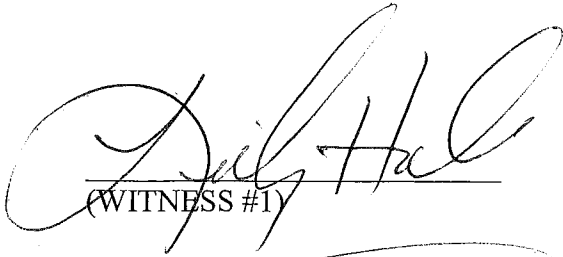
LANCASTER COUNTY, SC	
2025009071	DEED
RECORDING FEES	\$15.00
STATE TAX	\$149.50
COUNTY TAX	\$63.25
PRESENTED & RECORDED	
07-11-2025	11:08:06 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1941 PG:226-229	

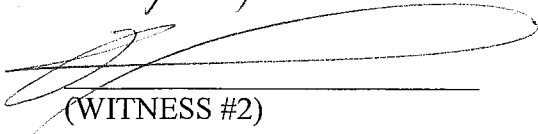
TO HAVE AND TO HOLD all and singular the Premises unto **Douglas Shropshire and Annette LaVerne Shropshire**, as joint tenants with rights of survivorship and not as tenants in common, and upon the death of either of them, to the survivor thereof, their respective heirs and assigns:

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.

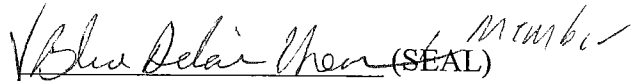
WITNESS the Hand and Seal of the Grantor this **11th** day of **July, 2025**.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


(WITNESS #1)


(WITNESS #2)

Carolina Property Investments, LLC

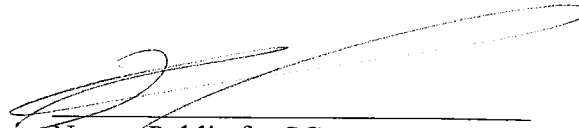

(SEAL)
Blue Delane Houser, Member

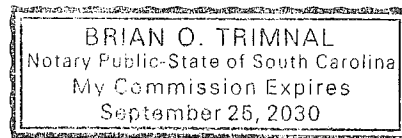
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ACKNOWLEDGEMENT

Before me Brian Trimnal, Notary Public, personally appeared
Grantor(s) and acknowledged the execution of the foregoing document.

Witness my hand and seal this **11th** day of **July, 2025**.


Notary Public for SC
My Commission Expires: Sept 25 2030



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 941 10th Street bearing Lancaster County Tax Map Number 0081H-0L-006.00 transferred by Carolina Property Investments, LLC to Douglas Shropshire and Annette LaVerne Shropshire on July 11, 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 \$57,300.00
 - (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: \$57,300.00
 - (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: \$57,300.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$212.75
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.

Blue Houser
Print name: Blue Houser

SWORN to before me this 11
day of July 2025.

[Signature]
Notary Public for SC
My Commission Expires: Sept 21 2030

