

2025009070

DEED

RECORDING FEES \$15.00  
STATE TAX \$0.00  
COUNTY TAX \$0.00

PRESENTED & RECORDED:

07-11-2025 10:47:44 AM

BRITTANY GRANT

REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
BY: DAVID HUGHES

BK: DEED 1941

PG: 223 - 225

LANCASTER COUNTY GIS

Tax Map:

0096 00 013 01

(Space above this line for recorders use)

RECORDED THIS 15th DAY  
OF JULY, 2025  
IN BOOK 00 PAGE 00

*Augusta C. Murphy*  
Auditor, Lancaster County, SC

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**QUITCLAIM DEED**

**TITLE NOT EXAMINED BY ATTORNEY \*\*\***

WHEREAS, Grantor desires to quitclaim all interest Grantor has in the below described property to **Lucinda F. Hinson, as Trustee of the Hinson Family Revocable Trust Agreement**, dated June 30, 2025.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that **Kenneth L. Hinson and Lucinda F. Hinson** ("Grantor"), for and in consideration of the sum of **FIVE AND 00/100, (\$5.00) DOLLARS** and no other monetary consideration, and the quit-claiming of any interest in the property described below to Grantor, in hand paid at and before the sealing and delivery of these presents, by **Lucinda F. Hinson, as Trustee of the Hinson Family Revocable Trust Agreement**, dated June 30, 2025 ("Grantee"), the receipt whereof is hereby acknowledged, has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the said Grantee the following-described property:

ALL that certain piece, parcel or lot of land lying, being and situate in Flat Creek Township, Lancaster County, South Carolina, designated as Lot 2 & Lot 2A, being more particularly shown and delineated on a plat prepared by J.C. Crumpler, S.C. Reg. No. 6574, dated June 6, 2023, revised January 25, 2025, entitled "PLAT OF PROPERTY OF LUCINDA F. HINSON 8568 TAXAHAW ROAD CHARLESBORO COMMUNITY 17 MILES EAST OF LANCASTER, SOUTH CAROLINA LANCASTER COUNTY". Said plat is recorded in the Office of the R.O.D. of Lancaster County in Cabinet 2025, Page 297.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the R.O.D. for Lancaster County, South Carolina.

THIS BEING the same property conveyed to Kenneth L. Hinson and Lucinda F. Hinson by Deed of Howard D. Faile dated January 22, 1977 and recorded February 15, 1977 in the R.O.D. Office for Lancaster County in Deed Book C-6 at Page 3145.

T.M.S. No.: 0096-00-013.01

**GRANTEE'S ADDRESS: 8542 Taxahaw Road, Jefferson, SC 29078**

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee and Grantee's successors and assigns forever so that neither the said Grantor, nor Grantor's assigns, nor Grantor's successors nor any other person or persons, claiming under Grantor or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed, sealed and delivered this 30 day of June in the year of our Lord Two Thousand Twenty-Five (2025) and in the Two Hundred Forty Ninth (249th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

William Belts  
WITNESS NO. 1

Kenneth L. Hinson  
KENNETH L. HINSON

James R. Roberts  
WITNESS NO. 2 / NOTARY

Lucinda F. Hinson  
LUCINDA F. HINSON

STATE OF SOUTH CAROLINA )  
COUNTY OF Kershaw )

ACKNOWLEDGMENT

THE FOREGOING instrument was acknowledged before me by **KENNETH L. HINSON** and **LUCINDA F. HINSON**, on this the 30 day of June, 2025.

Shirley Roberts  
Notary Public for South Carolina  
My Commission Expires: 08/23/2026

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

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AFFIDAVIT

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 is being transferred by **Kenneth L. Hinson and Lucinda F. Hinson TO Lucinda F. Hinson, as Trustee of the Hinson Family Revocable Trust Agreement, dated June 30<sup>th</sup>, 2025, on June, 2025..**
3. The DEED is (check one of the following)  
(A) ☐ 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 distribution to a trust beneficiary.  
(C) ☒ EXEMPT from the deed recording fee because (Exemption #8)  
(Explanation required) Property transferred to a Trust.  
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.  
(A) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$        
(B) ☐ The fee is computed on the fair market value of the realty which is \$        
(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 ☒ 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 n/a.
6. The DEED Recording Fee is computed as follows:  
(A) \$0.00 The amount listed in item 4 above.  
(B) \$0.00 The amount listed in item 5 above.  
(C) \$0.00 Subtract line 6(b) from line 6(a) and place the result
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor, Grantee or Legal Representative.
8. I understand that 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.

SWORN to before me this 30 day  
Of June, 2025

Shirley Roberts  
Notary Public for South Carolina

My Commission expires: 08/23/2026

Lucinda F. Hinson  
Grantor, Grantee or Legal Representative

Lucinda F. Hinson  
Print or Type Name Here