

Shirley C. Murphy
Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR
Tax Map:
0016F 03 208 00



2025009076
DEED
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED:
07-11-2025 11:32:44 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: DAVID HUGHES
BK: DEED 1941
PG: 236 - 239

PREPARED BY:
PROVIDENCE WILLS AND TRUSTS
1940 WEDDINGTON ROAD
WEDDINGTON, NC 28104
TEL: 704-288-4700
FAX: 704-353-7990
PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION OR CERTIFICATION

PARCEL ID No. 0016F-03-208.00

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, I, **Brenda Switalski**, (“Grantor”) for and in consideration of the sum of **TEN and NO/100 DOLLARS (\$10.00)**, to ME in hand paid by **BRENDA ANN SWITALSKI**, as Trustee of **THE SWITALSKI LIVING TRUST, U/A dated June 17, 2025, and any amendments thereto** in the State aforesaid, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell, remise, release and quitclaim unto **BRENDA ANN SWITALSKI**, as Trustee of **THE SWITALSKI LIVING TRUST, U/A dated June 17, 2025, and any amendments thereto**, (“Grantees”), their successors, heirs and assigns, all of their right, title and interest, if any, in and to the following described property described on **Exhibit A** attached hereto and incorporated herein.

ASSESSOR’S TAX MAP REFERENCE:0016F-03-208.00

GRANTEE’S MAILING ADDRESS:44449 Oriole Drive Unit 202, Fort Mill, SC 29707

PROPERTY ADDRESS:44449 Oriole Drive Unit 202, Fort Mill, SC 29707

TO HAVE AND TO HOLD all and singular the above-described parcels of land and premises, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining (collectively the “Premises”) unto Grantee, and Grantee’s heirs, and assigns, forever.

SUBJECT TO any covenants, easements, reservations, conditions, and restrictions which shall run with the land and be binding upon Grantee, Grantee’s heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, this June 17, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Anna M. Menden
Witness #1

Brenda Switalski
Brenda Switalski

Phanni Kumb
Witness #2

STATE OF NORTH CAROLINA)
)
COUNTY OF UNION)

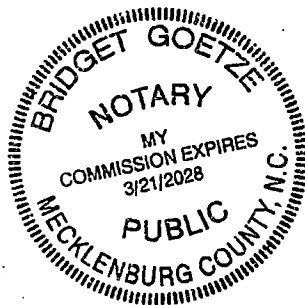
ACKNOWLEDGEMENT

I, **Bridget Goetze** a Notary Public for Mecklenburg County, North Carolina, do hereby certify that **Brenda Switalski** personally appeared before me June 17, 2025, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this June 17, 2025.

Bridget Goetze
Bridget Goetze
Notary Public for Mecklenburg County, North Carolina
My commission expires 3/21/28

(SEAL)



ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

All that certain piece, parcel or lot of land, lying, being and situate in Indian Land Township, Lancaster County, State of South Carolina and being shown and designated as Lot 208, Suite 202 of The Carriages upon plat entitled "Final Plat Carolina Lakes, Neighborhood C1, Map 17" prepared by David A. Weirich and being dated April 2, 2007 and recorded April 5, 2007 in Plat Book 2007 at page 325 the Office of the Clerk of Court for Lancaster County, SC 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. Also see Final Plat Carolina Lakes Neighborhood CA, Map 18 Buildings 3 & 4 recorded in Plat 2007-701.

This property is conveyed subject to all further Covenants, Conditions, Restrictions, Easements, Visible Encroachments or Projections and Rights-of-Way filed of record in the Office of the Register of Deeds for Lancaster County, South Carolina.

Derivation: This being the same property conveyed to Brenda Switalski by deed from Estate of James Edward Anderson, dated April 23, 2021, recorded on April 23, 2021 and recorded in Book 1428 at pages 275-277 in the Office of the Register of Deeds for Lancaster County, South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

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 being transferred is located at 44449 Oriole Drive Unit 202, Fort Mill, SC 29707, bearing Lancaster County Tax Map Number 0016F-03-208.00, was transferred by Brenda Switalski to BRENDA ANN SWITALSKI, as Trustee of THE SWITALSKI LIVING TRUST, U/A dated June 17, 2025 on June 17, 2025.
3. Check one of the following: The deed is
 - (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 a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because (see information section of affidavit): EXEMPTION 8 (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) ☐ 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: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here:
 - (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:
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____.
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 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 17th

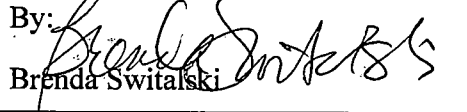
day of June 2025



Bridget Goetze

Notary Public for Mecklenburg, NC

My Commission Expires: 3/21/28

By: 
Brenda Switalski