LANCASTER COUNTY ASSESSOR

Tax Map:

0030L 0G 004 00

RECORDED THIS 11th DAY

OF JULY, 2025

IN BOOK 00 PAGE 00

Swatte C. Warden

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC
2025009074 DEED
RECORDING FEES \$15.00
STATE TAX \$371.80
COUNTY TAX \$157.30
PRESENTED & RECORDED
07-11-2025 11:11:18 AM

BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: DAVID HUGHES

BK:DEED 1941 PG:230-232

Prepared By:

Johannesmeyer & Sawyer, PLLC 1184 Springmaid Ave. Fort Mill, SC 29708

Space above this line reserved for Recording information

THE STATE OF SOUTH CAROLINA)	TITLE TO REAL ESTATE
COUNTY OF LANCASTER)	

KNOW ALL MEN BY THESE PRESENTS, That, we, Earl Anthony Freeman and Rose Marie Freeman, herein referred to as the Grantors, for and in consideration of the sum of ONE HUNDRED FORTY-TWO THOUSAND SIX HUNDRED Dollars (\$142,600.00) to us paid by Malis Thompson, in fee simple, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, his heirs, successors and assigns forever:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina; being shown and delineated as Lot 49, on a plat of Riverchase Subdivision, Section 1, Phase 5 prepared by R. Joe Harris & Associates, Inc. for Riverchase Estates Partners, LLC dated August 19, 2022 and recorded August 23, 2022 in the Office of the Register of Deeds for Lancaster County in Plat Book 2022 at Page 395. Reference is made to said plat for a more complete and accurate description of said lot, all measurements being a little more or less.

Derivation: This being the identical property conveyed to Earl Anthony Freeman and Rose Marie Freeman by deed of Riverchase Estates Partners, LLC, a South Carolina Limited Liability Company dated March 31, 2023 and recorded April 13, 2023 in Deed Book 1655, Page 189 in the Office of the Lancaster County Register of Deeds.

TAX MAP NUMBER:

0030L-0G-004.00

PROPERTY ADDRESS: MAILING ADDRESS:

8608 Rainier Court, Lancaster, SC 29720

10032 Highland Creek Circle, Indian Land SC 29707

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

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

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, his heirs and assigns forever.

1 Book 1941 Page 230 **AND THE GRANTORS** do hereby bind Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs and assigns, against the Grantors and the Grantor's heirs and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 7th day of July, 2025.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Witness Paricia Beck	EARL ANTHONY FREEMAN Pose Marie Treeman ROSE MARIE FREEMAN
THE STATE OF ALABAMA) ACKNOWLEDGMENT
COUNTY OF MADISON	,)

The foregoing instrument was acknowledged before me this 7th day of July, 2025, by the Grantor(s), Earl Anthony Freeman and Rose Marie Freeman.

(L.S.)

SWORN to before me this 7th day of July, 2025

Notary Public for Alabama

Commission Expires: May 16, 2027

CONNOR SUMMISSION

EXPIRES 05/16/2027

BY STATE PUBLIC SUMMISSION

STATE PUBLIC SUMMISSION

OUBLIC SUMMISSIO

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

I have read the information on this affidavit and I understand such information. 1.

Check one of the Following: The Deed is

The property being transferred is located at 8608 Rainier Court Lancaster, SC 29720, bearing Lancaster County Tax Map Number 0030L-0G-004.00, and was transferred by Earl Anthony Freeman and Rose Marie Freeman to Malis Thompson, in fee simple on 8th day of July, 2025.

٥.		
	(a) XX	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 this affidavit);

(If exempt, please skip items 4-7, and go on to item 8 of this affidavit.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase realty? Check Yes _____ or No _

- Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit): 4.
 - XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$142,600.00.
 - The fee is computed on the fair market value of the realty which is
 - The fee is computed on the fair market value of the realty as established for property tax purposes
- Check Yes _____ or No _XX 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. . (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: N/A.
- The deed recording fee is computed as follows: 6.
 - (a) Place the amount listed in item 4 above here:
 - Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)
 - Subtract line 6(b) from line 6(a) and place result here:

\$ 0.00

\$142,600.00

- The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$\frac{\scrt{s}}{2}\$ 7.
- As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: 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 7th day of July, 2025

Notary Public for Alabama

My Commission Expires: May 16, 2027

Notary (printed): Arnold Connor Staton

Responsible Person Connected with the Transaction

Se Marie Freeman EPR/ ANNHANY FREEMON

Point on the theory

Print or type the above name here

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