

**LANCASTER COUNTY ASSESSOR**

**Tax Map:**

**0016D 0H 056 00**

**RECORDED THIS 14th DAY  
OF JULY, 2025  
IN BOOK 00 PAGE 00**

*Suzette C. Murphy*

**Auditor, Lancaster County, SC**

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**Auditor, Lancaster County, SC**

LANCASTER COUNTY, SC	
2025009085	DEED
RECORDING FEES	\$15.00
STATE TAX	\$962.00
COUNTY TAX	\$407.00
PRESENTED & RECORDED	
07-11-2025	01:06:13 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1941 PG:271-274	

Prepared By:

LANCASTER, TROTTER, PICKETT & OWENS, PLLC  
4430 PARK ROAD  
CHARLOTTE, NC 28209

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

**GENERAL WARRANTY DEED**

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS**, that **Toni Daru**, in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$370,000.00)**, the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

**John M. Williams**

All Grantor's right, title and equitable or legal interest in and to:

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 56 of the Greens Phase 2 shown on Plat recorded in Plat Book: 2019 Page: 272 in 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.

Derivation: This being the identical property conveyed to Toni Daru by deed of Travis Anthony Cooper and Marianne Dixon Cooper dated June 26, 2024 and recorded June 28, 2024 in Deed Book 1805 Page 292 in the Office of the Lancaster County Register of Deeds.

Lancaster County Tax Map No.: 0016D-0H-056.00

Common Address: 5337 Orchid Bloom Drive, Indian Land, SC 29707

Grantee Address: 5337 Orchid Bloom Drive, Indian Land, SC 29707

This conveyance is made SUBJECT TO:  
Easements and Restrictions of Record

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 said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

**AND GRANTOR DOES** hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of Toni Daru this 8th day of July and in the year of our Lord, Two Thousand and Twenty-Five (2025) and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the presence of:

[Signature]  
Witness No. 1

[Signature]  
Toni Daru

[Signature]  
Witness No. 2 (NOTARY)

STATE OF NORTH CAROLINA Florida

COUNTY OF Pasco

I, Jeff Franceschina, a Notary Public, do hereby certify that Toni Daru personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 8th day of July, 2025.

[Signature]

Printed Name: 10-20-2026 - Jeff Franceschina

My Commission Expires: 10-20-2026



JEFFERY D. FRANCESCHINA  
Notary Public  
State of Florida  
Comm# HH324234  
Expires 10/20/2026

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:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 5337 Orchid Bloom Drive, Indian Land, SC 29707 bearing Lancaster County Tax Map Number 0016D-0H-056.00, was transferred by Toni Daru to John M. Williams on .
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 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.)

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 the realty?

Check Yes ☐ or No ☒

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 \$370,000.00.
  - 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. (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 \$\_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - a. Place the amount listed in the item 4 above here: \$ 370,000.00
  - b. Place the amount listed in item 5 above here: \$ 0.00  
(if no amount is listing, place zero here.)
  - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 370,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 1,369.00 .

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

Toni Daru, Seller

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.

Toni Daru

Responsible Person Connected with the Transaction

Toni Daru

Print or Type Name Here

STATE OF ~~NORTH CAROLINA~~ Florida

COUNTY OF Pasco

I, Jeffery D. Franceschina, a Notary Public, do hereby certify that Toni Daru personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 6 day of July, 2025.

[Signature]

Printed Name: Jeffery D. Franceschina

My Commission Expires: 10-20-2026



JEFFERY D. FRANCESCHINA  
Notary Public  
State of Florida  
Comm# HH324234  
Expires 10/20/2026