

LANCASTER COUNTY ASSESSOR

Tax Map:

0015F 0L 001 00

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

Return to:
LANDO LAW FIRM, LLC
6277-600 Carolina Commons Drive
PMB #210
Indian Land, SC 29707


Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2025009094	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1276.60
COUNTY TAX	\$540.10
PRESENTED & RECORDED	
07-11-2025	02:36:56 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: DAVID HUGHES	
BK:DEED 1941	PG:285-287

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT on **07/11/25**, **Susan E. Gibson-McIlreath and David J. McIlreath** ("GRANTOR") in the State and County aforesaid, for and in consideration of the sum of **Four Hundred Ninety One Thousand and 00/DOLLARS (U.S.) (\$491,000.00)** to it in hand paid at and before the sealing of these presents by **Donald Haston and Cynthia S. Haston, as joint tenants with right of survivorship and not as tenants in common**, ("GRANTEE"), with mailing address of **3145 Bridgewater Street, Lancaster, SC 29720**, in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said GRANTEE, his heirs and assigns, forever, as joint tenants with right of survivorship and not as tenants in common, the following described real property, to wit:

BEING all of Lot 3E-58 of WALNUT CREEK, as same is shown on map thereof recorded in Plat Book 2017, Page 359, in the Office of the Register of Deeds for Lancaster County, South Carolina.

Derivation: This being the identical property conveyed to Susan E. Gibson-McIlreath and David J. McIlreath by deed of M/I Homes of Charlotte, LLC dated September 13, 2019 and recorded September 16, 2019 in Deed Book 1269 at Page 269 in the Office of the Lancaster County Register of Deeds.

Address: 3145 Bridgewater Street, Lancaster, SC 29720

Parcel: 0015F-0L-001.00

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, as joint tenants with right of survivorship and not as tenants in common.

AND, the GRANTOR does hereby bind itself and its Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, his heirs and assigns, forever, as joint tenants with right of survivorship and not as tenants in

common, against its Successors and Assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's hand and Seal this 10 day of July, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES:

Lynn M. Cole
Signature 1st Witness

Kristina Lynn Basso
Signature 2nd Witness &/or Notary Public

GRANTOR:

Susan E. Gibson-McIlreath

David J. McIlreath

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

ACKNOWLEDGMENT

I, the undersigned Notary Public do certify *Susan E. Gibson-McIlreath and David J. McIlreath* personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the 10 day of July, 2025.

Lynn M. Cole
1st Witness

Kristina Lynn Basso
Notary Public for South Carolina
My Commission Expires: 5-2-29



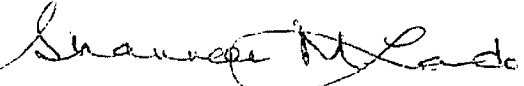
STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

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 3145 Bridgewater Street, Lancaster, SC 29720, bearing Lancaster County Tax Map Number 0015F-0L-001.00, was transferred by Susan E. Gibson-McIlreath and David J. McIlreath to Donald Haston and Cynthia S. Haston on July 11, 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):
_____ (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 \$491,000.00.
 - (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. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:

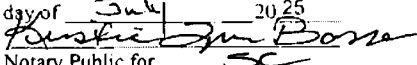
(a) Place the amount listed in item 4 above here:	<u>\$491,000.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here)	<u>0.00</u>
(c) Subtract line 6(b) from line 6(a) and place result here:	<u>\$491,000.00</u>
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :
\$1831.70
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Shannon M. Lando, Attorney
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.



Responsible Person Connected with the Transaction

Shannon M. Lando, Attorney

Print or Type Name Here

SWORN to before me this 10
day of July, 2025

Notary Public for SC
My Commission Expires: 5-2-29

