

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

Augusta C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:

0002K 0B 006 00

Prepared By and Return to:

McNAUGHT & CLEMENTS, PLLC
14045 Ballantyne Corp. Place, Suite 500A
Charlotte, NC 28277

LANCASTER COUNTY, SC	
2025009095	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1409.20
COUNTY TAX	\$596.20
PRESENTED & RECORDED	
07-11-2025	02:36:57 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1941 PG:288-292	

(Please do not write above this line – Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA

)

)

COUNTY OF LANCASTER

)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Lauren Nicole Llewellyn and William Bradley Llewellyn, hereinafter Grantor**, for and in consideration of the sum of FIVE HUNDRED FORTY TWO THOUSAND AND 00/100 (\$542,000.00), unto us paid by **Brandon Cholette and Miranda Cholette**, as joint tenants with rights of survivorship and not as tenants in common, **hereinafter Grantee**, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell, and release unto the said **Grantee**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

See Attached Exhibit A

Tax Map #: 0002K-0B-006.00

Property Address: 3029 Allendale Drive, Indian Land, SC 29707

Grantee(s) Address: 3029 Allendale Drive, Indian Land, SC
29707

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property.

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**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantors do hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **Grantee**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against the Grantors' heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF our Hands and Seals this 3 day of July, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
1st Witness

[Signature]
Lauren Nicole Llewellyn

[Signature]
2nd Witness/Notary

William Bradley Llewellyn by Lauren Nicole Llewellyn,
William Bradley Llewellyn by Lauren Nicole his Attorney,
Llewellyn, his Attorney-In-Fact In-Fact

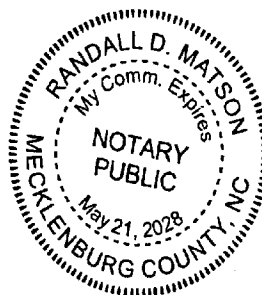
STATE OF NORTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF MECKLENBURG)

ROM THE foregoing instrument was acknowledged before me by ~~Lauren Nicole Llewellyn and William~~
~~Bradley Llewellyn~~ on this 3 day of July, 2025.

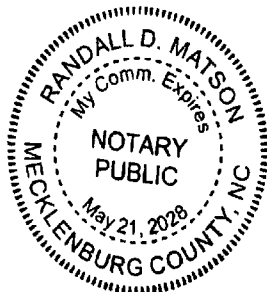
[Signature] (SIGNATURE AND SEAL)
Notary Public for North Carolina
My commission expires: 5-21-2028 (SEAL)



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Randall D. Mattson a Notary Public for Mecklenburg County, North Carolina, do hereby
certify that Lauren Nicole Llewellyn, as power of attorney for William Bradley Llewellyn, personally
appeared before me this day, and being by me duly sworn, say that she executed the foregoing and annexed
instrument for and in behalf of William Bradley Llewellyn, and that his authority to execute and
acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in
the office of the Register of Deeds in the County of Lancaster State of South Carolina.

(Official Seal)



[Signature]
Official Signature of Notary-
Randall D. Mattson

My commission expires: 5-21-2028

Exhibit A

BEING all of Lot 6 of Almond Glen, Phase 1, Map 1 as same is shown on map thereof recorded in Map Book 2007 at Page 1075 in the Office of the Clerk of Court for Lancaster County, South Carolina. Reference is hereby made to said plat for a more complete and accurate description of said lot; be all measurements a little more or less.

DEREVATION: Being the same property conveyed to Lauren Nicole Llewellyn and William Bradley Llewellyn by Title to Real Estate recorded 6/29/2016 in Book 977, Page 179 in the Office of the Clerk of Court for Lancaster County, South Carolina.

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 was transferred by LAUREN NICOLE LLEWELLYN & WILLIAM BRADLEY LLEWELLYN
to BRANDON CHOLETTE & MIRANDA CHOLETTE 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 distribution to a trust beneficiary.
- (C) ☐ exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
(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 \$542,000.00.
- (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: \$542,000.00
- (B) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$542,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$2,005.40.

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

9. I understand that a person required to furnish this affidavit who wilfully 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

Jonathan A. Clements
Print or Type Name Here

Sworn this 11 day of JULY, 2025

[Signature]
Notary Public for North Carolina

My Commission Expires: 05/21, 2028

