

Stephanie C. Knight
Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:

0078 00 066 01

Prepared By:

Knipp Law Office, PLLC
8221 Village Harbor Drive
Cornelius, NC 28031

LANCASTER COUNTY, SC	
2025009099	DEED
RECORDING FEES	\$15.00
STATE TAX	\$910.00
COUNTY TAX	\$385.00
PRESENTED & RECORDED	
07-11-2025	02:49:43 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: STEPHANIE KNIGHT	
BK:DEED 1941 PG:299-303	

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 **Micha Izzard and Melissa Ann Izzard**, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00), 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:

Michael Andrew Crossman and Grace-Lynne Privette Crossman

as Joint Tenants with Right of Survivorship and Not as Tenants in Common (hereinafter "Grantee") Grantee's successors and assignees forever all Grantee's right, title and equitable or legal interest in and to:

See Exhibit "A" attached hereto and made a part hereof.

Lancaster County Tax Map No.: 0078-00-066.01

Common Address: 4518 Logging Road, Lancaster, SC 29720

Grantor Address: 2834 Leadoff Road, Lancaster, SC 29720

Grantee Address: 4518 Logging Road, Lancaster, SC 29720

This conveyance is made SUBJECT TO:

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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, Michael Andrew Crossman and Grace-Lynne Privette Crossman, as joint tenants with rights of survivorship and not as tenants in common.

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 Micha Izzard and Melissa Ann Izzard this 11 day of July, 2025.

Signed, Sealed and Delivered
in the presence of:

Witness No. 1

Witness No. 2 (NOTARY)

Micha Izzard

Melissa Ann Izzard

STATE OF SC

COUNTY OF York

I, the undersigned, a Notary Public of the County and State indicated, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Micha Izzard and Melissa Ann Izzard

Witness my hand and official stamp this 7/11/25

Notary Public

My Commission Expires: 10/10/32

(SEAL)



EXHIBIT "A"

All that certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate in Lancaster County, State of South Carolina, containing 8.3115 acres, more or less, and being designated as TRACT No. 9 as shown on that certain plat of survey entitled, "Boundary Survey for J. B. Laney Estate", dated March 17, 1980, made by Wm. D. Enfinger & Assoc., and recorded in the Office of the Clerk of Court for Lancaster County as Plat No. 4690, which plat is incorporated herein by reference.

LESS AND EXCEPTING:

All that certain piece, parcel or lot of land, situate, lying and being located about eight (8) miles East of Lancaster, off SC 522 and Firewood Road, begin a portion of Lot 9 shown on Plat No. 4690, in the County of Lancaster, State of South Carolina, containing 1.00 acre, more or less, and being more particularly shown and delineated on a Plat of Survey prepared for Mildred Goodson by Jack Smith Surveying, dated August 18, 2005 and recorded September 2, 2005 in the Office of the Register of Deeds for Lancaster County in Plat Book 2005 at Page 477.

DERIVATION: This being the same property conveyed to Micha Izzard and Melissa Ann Izzard by Deed from Mildred L. Goodson dated February 4, 2021 and recorded in Book 1405, Page 186.

DERIVATION:

This being the same property conveyed to Micha Izzard and Melissa Ann Izzard by Warranty Deed of Mildred L. Goodson dated February 4, 2021 and recorded February 8, 2021 in Book 1405, Page 186, Lancaster County, South Carolina.

Lancaster County Tax Map No.: 0078-00-066.01

Common Address: 4518 Logging Road, Lancaster, SC 29720

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

AFFIDAVIT

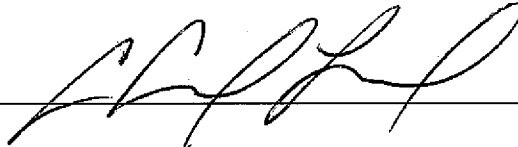
Date of Transfer of Title: July 11, 2025

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 is being transferred by Micha Izzard and Melissa Ann Izzard and is located at 4518 Logging Road, Lancaster, SC 29720, Lancaster County having TMS No. 0078-00-066.01.
- 3 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 (Exemption NO.) (Explanation, if required)(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) of item 3(b) above has been checked:
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 350,000
 - (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 \$ 2
- 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) \$ 350,000 the amount listed in item 4 above
 - (b) \$ 2 the amount listed in item 5 above (no amount place zero)
 - (c) \$ 350,000 Subtract Line 6(b) from Line 6(a) and place the result.
- 7 The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 1,295.00
- 8 As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as follows: **closing/drafting attorney.**

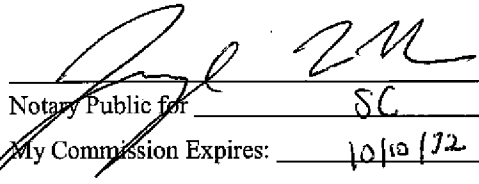
- 9 I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction


CROSBY LIVINGSTON

Print or type name here

SWORN to before me this 11 day of July, 2005


Notary Public for SC
My Commission Expires: 10/10/12

