

IN THE MATTER OF JOHN WAYNE QUINN

CASE NUMBER 2007ES4600109

000343704  
RECORDED 03/20/2007 11:59:17AM  
Bk:08919 Pg:00209 Pages:3  
Fee:10.00 State:0.00  
County:0.00 Exempt:-----  
David Hamilton, Clerk of Court  
York County, SC

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 24th day of January, 2007; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for  
YORK County, South Carolina in File # 2007ES4600109; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the  
decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified  
fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the  
Personal Representative has granted, bargained, sold and released, and by these Presents  
does grant, bargain, sell and release to:

Name: Joyce R. Quinn  
Address: 1539 Benjamin Latrobe Circle  
Fort Mill, S.C. 29708

the following described property:

1 Lot and 1 Building  
1539 Benjamin Latrobe Circle  
Fort Mill, S.C. 29708  
Map # 655-00-00-130  
Deed Book: 6053  
Platt Book: C215

RECORDED

YORK COUNTY

TAX ASSESSOR'S OFFICE

DATE 3-21-07  
TAX MAP NO. 655-130  
INITIALS TS

Case Number:

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Joyce R. Quinn  
their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 30th day of January, 2007.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Estate of: JOHN WAYNE QUINN

by Signature: Joyce R. Quinn

Witness: Shannon Cutshaw

Witness: Beth Hozey

STATE OF SOUTH CAROLINA  
COUNTY OF

PROBATE

PERSONALLY appeared before me

Tina Lee, notary

and made oath that

he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed,

deliver the within written Deed, and that he/she with Shannon Cutshaw,  
Beth Hozey witnessed the execution thereof.

SWORN to before this 15th day of  
March, 2007

Witness Signature: Shannon Cutshaw

Tina Lee  
Notary Public for South Carolina  
My Commission Expires: 11/22/2015

000172943  
RECORDED 02/18/2004 10:52:17AM  
Bk:06053 Pg:00019 Pages:2  
Fee:10.00 State:713.70  
County:301.95 Exempt:-----  
David Hamilton, Clerk of Court  
York County, SC

Space above this line for recording information

STATE OF SOUTH CAROLINA )  
COUNTY OF YORK ) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT, **S. E. MILLER CONSTRUCTION, INC** herein referred to as Grantor for and in consideration of the sum of **TWO HUNDRED SEVENTY FOUR THOUSAND TWO HUNDRED NINETY TWO AND 00/100 (274,292.00)** Dollars to it paid by **JOHN W. QUINN AND JOYCE R. QUINN**, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do es grant, bargain, sell and release unto the said Grantees, their heirs, successors, and assigns forever:

All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of York, Fort Mill Township on Benjamin Latrobe Circle and being designated as **Lot 708 Phase 11 Baxter Town Center** and according to a survey thereof recorded in Plat Book C211 at Page 8 and Plat Book C-215 at Page 9 in the office of the Clerk of Court for York County, South Carolina.

DERIVATION: This being a portion of the property conveyed unto S. E. Miller Construction, Inc. by deed of Clear Springs - Baxter, LLC executed September 30, 2003 and recorded October 2, 2003 in Record Book 5737 at Page 185 in the office of the Clerk of Court for York County, South Carolina.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

Grantees' Address: 1539 Benjamin Latrobe Circle  
Fort Mill, SC 29708

Tax/Map No. 655-00-00-130

RECORDED

YORK COUNTY

TAX ASSESSOR'S OFFICE

DATE 2-18-04

TAX MAP NO. 655-130

INITIALS AC / HN

BK06053 PG0019

BK08919PG0211