

Prepared by:

After Recording Mail To:

LuAnne and John Cox
2241 Linwood Street
Rock Hill, South Carolina 29732

Reviewed By:

Ronald Barbare
Attorney at Law
254 S. Pleasantburg Drive, Ste 100
Greenville, SC 29607
Phone: (864) 232-2700

Return to:

Genesis Title
1140 KYLE WOOD LN
Brandon, FL 33511

#0408198

200800026234

Filed for Record in

YORK COUNTY, SC

DAVID HAMILTON

07-07-2008 At 09:18 am.

DEED Q CL 10.00

State Tax .00

County Tax .00

DR Vol 10164 Page 29 - 32

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

TITLE OF DOCUMENT

STATE OF SOUTH CAROLINA,

KNOW ALL MEN BY THESE PRESENTS, THAT:

LuAnne I. Cox, a married woman (Hereinafter whether singular or plural the "GRANTOR")

WHOSE mailing address is 2241 Linwood Street, Rock Hill, South Carolina 29732,

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), to the GRANTOR paid by

LuAnne I. Cox and John Cox, wife and husband, (Hereinafter whether singular or plural the "GRANTEE"),

WHOSE mailing address is 2241 Linwood Street, Rock Hill, South Carolina 29732,

GRANTOR has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release all right, title and interest unto the said GRANTEE the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 2241 Linwood Street, Rock Hill, South Carolina 29732
Site County & State: York County, South Carolina

Tax Map Number/Parcel Number: *634-03-02-008*

Derivation Statement

This being the identical property conveyed to the GRANTOR herein by Deed from Joseph B. Harrington and Kimberly M. Harrington dated September 29, 1986, recorded October 3, 1986 and filed in Record Book: 910 Page: 149

RECORDED

YORK COUNTY

TAX ASSESSOR'S OFFICE

DATE *7-7-08*

TAX MAP NO. *634-3-2-8*

INITIALS *TS / d/n*

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TOGETHER WITH all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. HOWEVER, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said GRANTEE, GRANTEE'S heirs and assigns forever.

WITNESS the hand and seal of the GRANTOR this 25th day of June, 2008

X LuAnne I. Cox
LuAnne I. Cox

Signed, Sealed and Delivered in the Presence of:

Witness #1: Jennifer M. Hudson Witness #2: Kindle Johnson

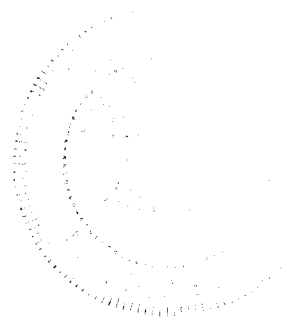
Printed Name: Jennifer M. Hudson Printed Name: Kindle Johnson

STATE OF SC
COUNTY OF York ss

The foregoing instrument was acknowledged before me this 25th day, June, 2008, by LuAnne I. Cox.

NOTARY STAMP/SEAL

Kindle Johnson
Notary Public
Printed Notary Name: Kindle Johnson
My Commission Expires: 3/24/15



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EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YORK, STATE OF SOUTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, BEING AND SITUATE IN THE CITY OF ROCK HILL, COUNTY OF YORK, STATE OF SOUTH CAROLINA, AND BEING SHOWN AND DESIGNATED AS LOT 8, BLOCK 9, OAKWOOD ACRES SUBDIVISION, ON A PLAT OF SURVEY FOR MARCUS C. EMORY PREPARED BY ASBMARK LAND SURVEYORS DATED JULY 29, 1986, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR YORK COUNTY IN PLAT BOOK 84, AT PAGE 102, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS: BEGINNING AT AN OLD IRON ON THE NORTHEAST INTERSECTION OF LINWOOD STREET AND BREEN CIRCLE AND RUNNING THENCE WITH BREEN CIRCLE N. 15-07-07 W. 128.83 FEET TO AN OLD IRON; THENCE N. 74-41-21 E. 149.40 FEET TO AN OLD IRON; THENCE S. 15-23-48 E. 128.99 FEET TO AN IRON AT THE EDGE OF LINWOOD STREET; THENCE WITH LINWOOD STREET S. 74-45-00 W. 150.03 FEET TO POINT OF BEGINNING. ALSO BEING SHOWN ON A COMPOSITE MAP OF OAKWOOD ACRES EXTENSION PREPARED BY R. B. MARETT, R.S., DECEMBER 3, 1954, AND RECORDED IN PLAT BOOK 14, AT PAGE 81.

THE WITHIN DESCRIBED PROPERTY IS CONVEYED SUBJECT TO EXISTING EASEMENTS AND TO RESTRICTIONS IF ANY, APPEARING IN THE CHAIN OF TITLE, WHICH SAID RESTRICTIONS, IF ANY, ARE NOT INTENDED TO BE RELMPOSED HEREBY.

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STATE OF SC
COUNTY OF York

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 2241 Linwood Street, Rock Hill, South Carolina 29732, bearing York County Tax Map Number 634-03-02, was transferred by LuAnne I. Cox to LuAnne I. Cox and John Cox on 6/25/08 008

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); #1, #12

(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 _____.
- (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: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.

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

BUYER & 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.

SWORN to before me this 25th
day of June year of 2008

LuAnne I. Cox
Responsible Person Connected with the Transaction

John Cox
Kinda Johnson
Notary Public for SC
My Commission Expires: 3/21/15

Print or type the above name here

