

WHEN RECORDED MAIL TO: MCMILLAN & TERRY, P.A.
301 MCCULLOUGH DR. STE 100
CHARLOTTE, NC 28269

(BW)

RECORDED

YORK COUNTY

TAX ASSESSOR'S OFFICE

DATE 4-17-09

TAX MAP NO. 20-21-1-226

INITIALS TS / d/n

STATE OF SOUTH CAROLINA)

) TITLE TO REAL ESTATE

COUNTY OF YORK)

200900059258
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON
04-17-2009 At 12:27 pm.
DEED 10.00
State Tax 793.00
County Tax 335.50
OR Vol 10702 Page 256 - 258

KNOW ALL MEN BY THESE PRESENTS, THAT CUNNANE GROUP, INC. A NC CORP HEREINAFTER
REFERRED TO AS GRANTOR FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIVE THOUSAND
AND 00/100 No/100 DOLLARS (\$305,000.00) TO ME IN HAND PAID AT AND BEFORE THE SEALING OF THESE
PRESENTS BY BRET T. THEVAOS AND WILLIAM THEVAOS, HEREINAFTER REFERRED TO AS GRANTEES
IN THE STATE AFORESAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HAVE GRANTED, BARGAINED,
SELL AND RELEASE UNTO THE SAID GRANTEES, THEIR HEIRS SUCCESSORS, AND ASSIGNS:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING BEING AND SITUATE IN THE TOWN OF FT.
MILL, YORK COUNTY SOUTH CAROLINA AND BEING MORE PARTICULARLY SHOWN AND DESCRIBED AS LOT
81 OF SPRINGFIELD CUNNANE TOWNHOMES, MAP 2 PREPARED BY ESP ASSOCIATES INC, RECORDED IN
PLAT BOOK D181 PAGE 4 IN THE OFFICE OF THE CLERK OF COURT FOR YORK COUNTY SOUTH
CAROLINA.

DERIVATION: THIS BEING A PORTION OF THE PROPERTY CONVEYED TO CUNNANE GROUP, INC FROM
SPRINGFIELD CRESCENT, LLC BY DEED DATED DECEMBER 13, 2005 AND RECORDED IN BOOK 7655
PAGE 284 IN THE OFFICE OF THE CLERK OF COURT FOR YORK COUNTY, SOUTH CAROLINA.

GRANTEE ADDRESS: 327 HORTON GROVE RD.
Ft. Mill, SC 29715

TAX MAP #020 21 01 226

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY, IF ANY, APPEARING
OF RECORD IN THE CHAIN OF TITLE OF THE SUBJECT PROPERTY OR VISIBLE UPON AN ACTUAL, PHYSICAL
INSPECTION OF THE SUBJECT 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

8K10702 PG0256

GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE GRANTOR DOES HEREBY BIND GRANTORS' HEIRS, EXECUTORS AND ADMINISTRATORS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PREMISES UNTO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST GRANTORS AND GRANTORS' HEIRS AND AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

ANY REFERENCE IN THIS INSTRUMENT TO THE SINGULAR SHALL INCLUDE THE PLURAL, AND VICE VERSA. ANY REFERENCE TO ONE GENDER SHALL INCLUDE THE OTHERS, INCLUDING THE NEUTER. SUCH WORDS OF INHERITANCE SHALL BE APPLICABLE AS ARE REQUIRED BY THE ^{GENDER}~~GENDER~~ TO THE GRANTEE.

IN WITNESS WHEREOF, THE GRANTOR HAS HEREUNTO SET HIS HAND AND SEAL THIS 1st DAY
OF April, 2009
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jim Howard
WITNESS

Mike Jones
WITNESS

CUNNANE GROUP INC.

BY [Signature] (SEAL)

STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

PROBATE

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AND MADE OATH THAT S/HE SAW THE
WITHIN-NAMED GRANTORS SIGN, SEAL AND AS HIS ACT AND DEED, DELIVER THE WITHIN-WRITTEN
DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT S/HE WITH THE OTHER
WITNESS SUBSCRIBED ABOVE WITNESSED THE EXECUTION THEREOF.

Jim Howard
WITNESS

SWORN TO BEFORE ME THIS
1st DAY OF April 2009
Connie DeBerry
NOTARY PUBLIC FOR NORTH CAROLINA

MY COMMISSION EXPIRES: MAY 12, 2009

