

793.00
335.50

Prepared by:
Law Office of Craig S. Johannesmeyer, PLLC
1184 Springmaid Ave, Ste. 201
Fort Mill, SC 29708

RECORDED
YORK COUNTY
TAX ASSESSOR'S OFFICE
DATE 2/15/16
TAX MAP NO. 729-474
INITIALS EH/JH

201600331240
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON, CLERK OF COURTS
02-15-2016 At 08:15 am.
DEED 10.00
State Tax 793.00
County Tax 335.50
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State of South Carolina)

County of York)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Jason Shamblin and Amanda Shamblin**, (hereinafter called "Grantor"), in consideration of **Three Hundred Five Thousand Dollars, (\$305,000.00)** to the Grantor in hand paid at and before the sealing of these presents, by **Joshua Ramirez and Ruth Ramirez**, (hereinafter called "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Joshua Ramirez and Ruth Ramirez ,
as Joint Tenants with Right of Survivorship and not as tenants in common

the following described real property, to wit:

See Exhibit A attached hereto and incorporated herein by reference

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: Joshua Ramirez and Ruth Ramirez

1154 Hartmann Ct.
Fort Mill, SC 29715

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor does hereby bind the Grantor and the Grantor's heirs or successors, executors and administrators to warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the Grantee's heirs or successors against the lawful claim of any person claiming by, through, or under Grantor, but not otherwise.

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 of the Grantee.

Instrument
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WITNESS the Grantor's hands and seals this 10 day of February, 2016

SIGNED, SEALED AND DELIVERED

in the presence of:

[Signature]
Witness #1

[Signature] (SEAL)
Jason Shamblin

[Signature]
Witness #2/Notary

[Signature] (SEAL)
Amanda Shamblin

State of SC)
County of York)

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that (s)he saw the within-named Jason Shamblin and Amanda Shamblin, sign, seal, and, as his/her act and deed, deliver the within-written Title to Real Estate, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10 day of February, 2016

[Signature] (SEAL)
Notary Public for SC

[Signature]
Witness #1

My Commission Expires: 11/8/2020

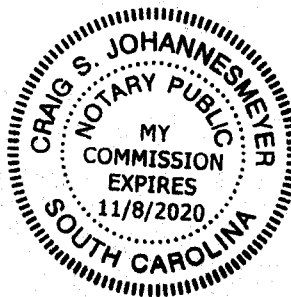


Exhibit "A"

All that certain piece, parcel, or lot of land in Fallbrook Phase 3 lying, being and situate in the County of York, State of South Carolina and being shown and designated as Lot 125 on that certain plat recorded in Plat Book E20 at Page 6 in the Office of the Clerk of Court for York County, South Carolina, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear.

This being the same property conveyed to Jason G. Shamblin and Amanda Shamblin by deed dated 2/20/2013 and recorded in Book 13239 Page 223 in the Office of the Clerk of Court for York County, South Carolina.