

RECORDED
YORK COUNTY
TAX ASSESSOR'S OFFICE
DATE 5/5/16
TAX MAP NO. 1048-3
INITIALS EH/JH

201600340652
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON, CLERK OF COURTS
05-04-2016 At 02:22 pm.
DEED 10.00
State Tax .00
County Tax .00
OR Vol 15629 Page 198 - 201

Prepared by and Return to:

Joseph L. Raad, Esq.
MORTON & GETTYS, LLC
Fountain Park Place
331 East Main Street, Suite 300 (29730)
Post Office Box 707
Rock Hill, South Carolina 29731

DEED PREPARED ONLY, TITLE NOT SEARCHED BY PREPARER
NO RESPONSIBILITY ASSUMED FOR WITHHOLDINGS

YORK COUNTY, SC

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 14th day of April, 2016, by and between **Gladys B. Thomas**, resident of the State of South Carolina, County of York, as party of the first part, hereinafter referred to, whether one or more, as, collectively, "Grantor," and **Gladys B. Thomas, Trustee of the Gladys B. Thomas Family Trust Dated April 14, 2016**, resident of the State of South Carolina, County of York, having a mailing address of **3170 West Highway 160, Fort Mill, South Carolina 29708**, as party of the second part, hereinafter referred to, whether one or more, as, collectively, "Grantee," the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

KNOW ALL MEN BY THESE PRESENTS THAT, FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR (\$1.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the real property described upon Exhibit A (attached hereto and incorporated by this reference), together with any and all improvements affixed thereto and lying thereupon, and together with further any and all appurtenances thereto (with the foregoing being, collectively, the "Property"), subject, however, to the terms and provisions of this General Warranty Deed.

The Property is hereby conveyed to Grantee subject to easements, conditions, covenants, restrictions and other matters which are of record, taxes for the year hereof and for subsequent years, which constitute a lien but are not yet due and payable, matters of zoning, and matters which would be disclosed by a current and accurate ALTA/ACSM survey or a physical inspection of the Property.

AND IT IS THE INTENT OF THE GRANTOR THAT NONE OF THE ABOVE MATTERS AND EXCEPTIONS SHALL BE DEEMED AS BEING IMPOSED OR RE-IMPOSED UPON THE PROPERTY BY VIRTUE OF THE MAKING HEREOF.

TO HAVE AND TO HOLD the Property, together with any and all rights, hereditaments, and appurtenances thereunto belonging or appertaining, subject, however, to the above easements, restrictions, exceptions, and other matters, unto the Grantee, and its successors and assigns, forever, IN FEE SIMPLE.

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

All that certain piece, parcel or tract of land, with improvements thereon, lying, being and situate in Fort Mill Township, York County, South Carolina, and being more particularly described as follows: BEGINNING at a point in the center of State Highway #160 and running thence S. 81 25 E 3.04 to a stone; thence S. 19 75 E. 9.50 to a willow on branch; thence S. 39 75 E 4.60 to a poplar; thence S. 21 E 3.00 to a stone; then S. 60 25 E. 3.90 to a stone; thence S. 34 W. 2.78 to a pine; thence S. 86 W. 6.37 to a stake; thence S. 56 W 1.96 to a stone; thence S. 88 W. 6.53 to a point in center of Highway #160; thence with said Highway N. 8 E. 22.01 to the beginning, containing 18 acres, more or less, bounded by Church lot, Mrs. Jackson Hamilton and Hoover lands.

Derivation: This being the same property conveyed to Gladys B. Thomas and Floyd M. Thomas by deed from W.E. Hoover dated May 29, 1947 and recorded in Book 132 at Page 80 in the Office of the Clerk of Court for York County, South Carolina.

Tax Map #648-00-00-003

LESS AND EXCEPT ALL OTHER PRIOR CONVEYANCES FROM THIS PARCEL

AND GRANTOR SHALL WARRANT and defend the right and title to the Property unto the Grantee, and its successors and assigns, forever, against the claims of all persons whomsoever claiming by, through or under Grantor, and against all others, subject to the exceptions and limitations set forth herein.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Kati Kiny
[Signature]

Gladys B. Thomas [SEAL]
GLADYS B. THOMAS

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF YORK)

I, Joseph L. Rand, a notary public, do hereby certify that the Grantor(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 14th day of Apr 2, 2016.

[Signature]
Signature of Notary Public
Notary Public for South Carolina
My Commission Expires: _____

SEAL

My Commission Expires
July 2, 2020

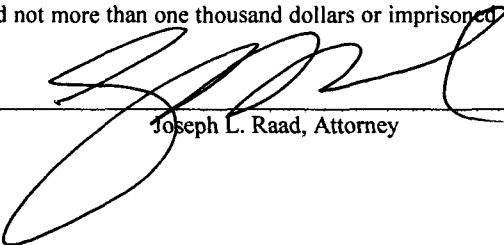
STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

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 herein is described as York County Tax Map #s 648-00-00-003, York County, South Carolina, and was transferred by Gladys B. Thomas to Gladys B. Thomas, Trustee of the Gladys B. Thomas Family Trust on April 14, 2016.
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) X exempt from the deed recording fee because (See information section of affidavit):
#8 transferring real estate to a trust of which the grantor is a beneficiary (If exempt, please skip items 4-7, and go to item 8 on this affidavit.)
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: \$-0-

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

 [SEAL]
Joseph L. Raad, Attorney

SWORN to before me this 14th
day of April, 2016


Notary Public for South Carolina
My Commission Expires: 3/15/26