

YORK COUNTY, SC	
2018028318	DEED QUIT CLAIM
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
07-05-2018	08:28:23 AM
BK:RB 17062	PG:406-409

DRAWN BY:

Donovan M. Steltzner, Esq.
STELTZNER LAW, PC
454 S. Anderson Road
Suite 302, BTC Box 519
Rock Hill, SC 29730

YORK COUNTY ASSESSOR

Tax Map:
600-19-05-007
Date: 07/05/2018

E H

RETURN TO:

Paulette Potts
427 Arch Drive
Rock Hill SC 29730

This deed was prepared by Donovan M. Steltzner, SC Bar #71991, who certifies that it was prepared in accordance with applicable local, state and federal law. This deed was drafted without benefit of a title examination. The attorney was retained by Grantor and/or its agents for the limited purposes of drafting a deed per Grantor's requirements in compliance with South Carolina law, and is thus the full extent of his involvement in this transaction.

STATE OF SOUTH CAROLINA)	
)	QUITCLAIM DEED
COUNTY OF YORK)	(TITLE TO REAL ESTATE)

KNOWN ALL MEN BY THESE PRESENTS that **MARCUS POTTS** (hereinafter "Grantor"), in consideration of the sum of FIVE AND NO/100 DOLLARS (\$5.00), the receipt of which is hereby acknowledged, granted, bargained, sold and released, and by these presents grants, bargains, sells and releases unto **PAULETTE POTTS** (hereinafter "Grantee"), a married woman, her heirs and/or assigns forever, all of the Grantor's remaining interest in the following-described real property, to-wit:

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in Catawba Township, York County, South Carolina as shown and designated as Lot #53 on Plat recorded in Plat Book 31 at Page 164 in the Office of the Clerk of Court for York County, South Carolina, reference to which is hereby made for a more complete description of the premises.

This being a one-half interest of the identical property conveyed to Marcus Potts and Marcus Potts Jr. by deed of Neighborhood Housing Group, LLC, dated September 12, 2014, and recorded on September 25, 2014 in Record Book 14396, Page 159, York County Records.

GRANTEE'S ADDRESS: 427 Arch Drive, Rock Hill SC 29730

TMS 600-19-05-007

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

This conveyance is made together with all singular the rights, members, hereditaments and appurtenances to said premises belonging or in any way incident or appertaining.

TO HAVE AN TO HOLD, all and singular, the said premises/property unto the said Grantee, their heirs and/or assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this deed, this 3^h day of July, 2018

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Sheila Butler
Witness

[Signature]
Witness/Notary

Marcus S Potts
Marcus Potts

STATE OF SOUTH CAROLINA

)

PROBATE

)

COUNTY OF YORK

)

Personally appeared before me the undersigned witness and made oath that s/he saw the above-named Grantor sign, seal and, as the Grantor's act and deed, deliver the within Deed for the uses and purposes therein mentioned, and that s/he with the other witness whose signature appears above witnessed the execution thereof.

SWORN BEFORE ME THIS 3^h Day of July, 2018

Notary Public, State of South Carolina

Witness

My Commission Expires

Donovan M Steltzner
Notary Public, State of South Carolina
My Commission Expires Oct. 11, 2023

STATE OF SOUTH CAROLINA

)

)

COUNTY OF YORK

)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I understand the information on this affidavit.
2. The property being transferred is located at 1047 Albert Street, Rock Hill, SC 29730 bearing York County Tax Map Number 600-19-05-007, was transferred by Marcus Potts to Paulette Potts on 7/3/18 (date).
3. The deed is exempt from the deed recording fee because this is a gift transfer with no consideration (exemption #1).
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the grantor.
5. 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.

Marcus Potts

Marcus Potts, Grantor, as

Responsible Person Connected with the Transaction

SWORN BEFORE ME THIS 3^h Day of July, 2018

Notary Public, State of South Carolina

Dorothy M. Steltzer
Notary Public, State of South Carolina
My Commission Expires Oct. 11, 2023

My Commission Expires _____