



DEED  
RECORDING FEES \$10.00  
STATE TAX \$1131.00  
COUNTY TAX \$478.50  
PRESENTED & RECORDED:  
07-06-2018 12:59:32 PM  
BK: RB 17065  
PG: 426 - 428

DAVID HAMILTON  
CLERK OF COURT  
YORK COUNTY, SC  
BY: CASSI REDDEN CLERK

YORK COUNTY ASSESSOR  
Tax Map:  
656-00-00-081  
Date: 07/06/2018

E H

Drawn by and mail to:  
Ruta S. Panomitros  
The Terry Law Firm, PLLC  
1915 Rexford Road, Suite 150  
Charlotte, NC 28211

SOUTH CAROLINA GENERAL WARRANTY DEED

County: York  
City: Fort Mill  
Tax Map Number: 656-00-00-081  
Date: 07/06/18

GRANTOR

David Anthony Williams  
and wife,  
Christie Claire Williams

Mailing Address:

5417 Meadowcroft Way  
Fort Mill, SC 29708

GRANTEE

Blake Alan Renken  
and wife,  
Krista Casey Renken

Property address:

174 Mills Lane  
Fort Mill, SC 29708

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS**, that Grantor, for and in consideration of the sum of Four Hundred Thirty Five Thousand and 00/100 **Dollars (\$435,000.00)** paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described as follows:

All that certain piece, parcel or lot of land, together with the improvements thereon, lying and being situate in the State of South Carolina, County of York, Fort Mill Township being designated as Lot 760, BAXTER VILLAGE, Phase XX, according to a survey thereof recorded in Plat Book C-377, Page 10 and Plat Book D7, Page 5 in the Office of the Clerk of Court for York County, South Carolina; said plat being incorporated herein by reference to which is hereby made for a more complete description of the premises.

Derivation: This being the same property conveyed to David Anthony Williams and Christie Claire Williams by deed of James Scott Johnson and Michele Stauffer Johnson executed May 23, 2014 and recorded May 23, 2014 in Record Book 14142 at Page 125 in the Office of the Clerk of Court for York County, South Carolina.

A plat of the subject property is recorded in Plat Book C-377, Page 10 and Plat Book D7, Page 5.

This conveyance is made subject to all easements, conditions, rights-of-way, and restrictive and existing Mortgages of record, in the chain of title or visible upon an actual inspection of the Premises.

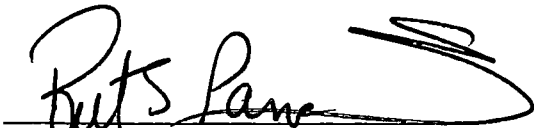
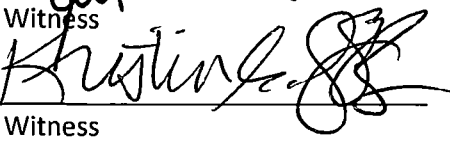
**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

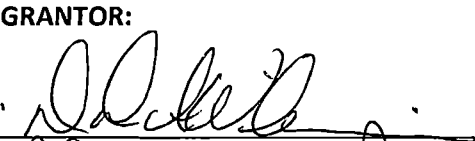
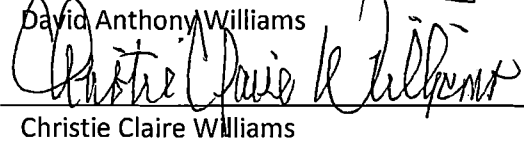
**TO HAVE AND TO HOLD** all and singular the Premises unto Grantee and Grantee’s heirs successors and assigns forever.

And, **SUBJECT TO** the matters set forth above, Grantor does hereby bind Grantor and Grantor’s heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee’s heirs, successors and assigns against Grantor and Grantor’s successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

**IN WITNESS WHEREOF**, Grantor has caused this General Warranty Deed to be executed under seal the day and year first above written.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Witness

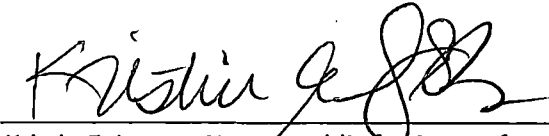
**GRANTOR:**  
  
\_\_\_\_\_  
David Anthony Williams (SEAL)  
  
\_\_\_\_\_  
Christie Claire Williams (SEAL)

STATE OF NORTH CAROLINA  
  
COUNTY OF Mecklenburg

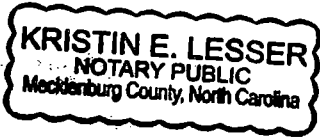
Acknowledgment for Individual Grantor

I, Kristin E. Lesser, a Notary Public for County of Mecklenburg, State of North Carolina, do hereby certify that David Anthony Williams AND Christie Claire Williams Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 6th day of July, 2018.

  
\_\_\_\_\_  
Kristin E. Lesser, Notary Public for State of North Carolina

My Commission Expires: 5/21/2019



STATE OF SOUTH CAROLINA )  
COUNTY OF York )

DEED AFFIDAVIT OF CONSIDERATION

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 in York County, South Carolina, located in All that certain piece, parcel or lot of land, together with the improvements thereon, lying and being situate in the State of South Carolina, County of York, Fort Mill Township being designated as Lot 760, BAXTER VILLAGE, Phase XX, according to a survey thereof recorded in Plat Book C-377, Page 10 and Plat Book D7, Page 5 in the Office of the Clerk of Court for York County, South Carolina; said plat being incorporated herein by reference to which is hereby made for a more complete description of the premises.

Derivation: This being the same property conveyed to David Anthony Williams and Christie Claire Williams by deed of James Scott Johnson and Michele Stauffer Johnson executed May 23, 2014 and recorded May 23, 2014 in Record Book 14142 at Page 125 in the Office of the Clerk of Court for York County, South Carolina., Tax Map 656-00-00-081, was transferred by David Anthony Williams and wife, Christie Claire Williams on July 6, 2018 to Blake Alan Renken and wife, Krista Casey Renken by deed dated: 07/06/18.

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):

(If exempt, please skip items 4-7, and go to item 8 of 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 \$435,000.00.
- (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: \$435,000.00
- (b) ☐ Please the amount listed in item 5 above here: .
- (c) ☒ Subtract Line 6(b) from Line 6(A) and place result here: \$435,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1609.50.

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

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.

Ruta S. Panomitros  
Ruta S. Panomitros, South Carolina Licensed Attorney

SWORN to before me this the 6th day of July, 2018.

Kristin E. Lesser  
Notary Public for North Carolina, Mecklenburg

My Commission Expires: 5/21/2019

