

YORK COUNTY ASSESSOR

Tax Map:

540-04-02-018

Date: 09/27/2018

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YORK COUNTY, SC	
2018041632	DEED
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
09-27-2018	01:08:52 PM
BK:RB 17204	PG:43-46

STATE OF SOUTH CAROLINA
COUNTY OF York

TITLE TO REAL ESTATE

KNOWN ALL PERSONS BY THESE PRESENTS, that DAVID C. LESLIE and LORI N. LESLIE, husband and wife, (known hereinafter as "Grantor") of 525 Willowblue Run, Rock Hill, SC 29732, in the State aforesaid, for and in consideration of the sum of 1.00/100 dollars (\$1.00, to me in hand paid by DAVID CALVIN LESLIE and LORI NEELY LESLIE, Trustee(s), or any successors in trust, under the LESLIE JOINT REVOCABLE TRUST dated Aug 17 7, 2018 and any amendments thereto (known hereinafter as the "Grantee"), of 525 Willowblue Run, Rock Hill, SC 29732, 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 the said Grantee, all of Grantor's interest in and to the property shown on EXHIBIT A hereto attached,

With a Property Address of: 525 Willowblue Run, Rock Hill, SC 29732

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 said Grantee, the said Grantee's heirs, successors and assigns, forever, subject however to all conditions, restrictions, limitations, reservations, encumbrances, existing easements and other matters of record.

AND the Grantor does hereby bind the Grantor, the Grantor's heirs, successors and assigns, to warrant and forever defend, all and singular said premises unto said Grantee, the Grantee's heirs, successors and assigns, against the Grantor and Grantor's heirs, successors and assigns and against any persons whomsoever lawfully claiming or to claim the same or any part thereof.

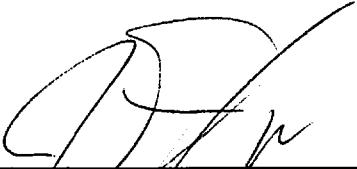
Witness my hand and seal this 31 day of Aug, 2018.

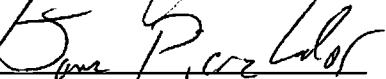
TMS NO: 5400402018

This deed was prepared by: Creative Planning Legal, 5454 W. 110st Street, Overland Park, KS 66211

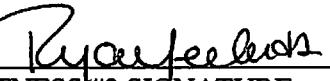
When Recorded, Return to: Creative Planning Legal, 5454 W. 110st Street, Overland Park, KS 66211

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

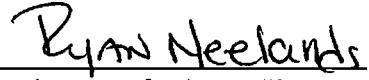


WITNESS #1 SIGNATURE


Printed Name of Witness #1



WITNESS #2 SIGNATURE



Printed Name of Witness #2

STATE OF SOUTH CAROLINA)
) ss.
COUNTY OF York)

ACKNOWLEDGMENT

I, Herbert Blackwell Jr., Notary Public for the State of South Carolina do hereby certify that the above-named Grantor(s) personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and seal this 31 day of May, 2018.

[Affix Notary Seal]

HERBERT BLACKWELL
Notary Public - State of South Carolina
My Commission Expires March 5, 2020

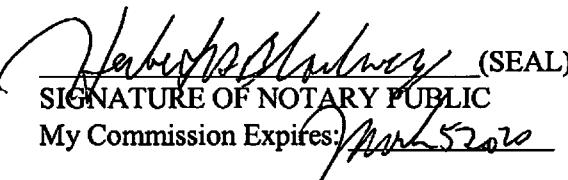

(SEAL)
SIGNATURE OF NOTARY PUBLIC
My Commission Expires: Mar 5 2020

EXHIBIT A

All that certain piece, parcel or lot of land lying, being and situate in the City of Rock Hill, County of York, State of South Carolina and being shown and described as Lot 18 on "PLAT of Lots 1 - 68 WEDGEWOOD SUBDIVISION, PHASE I", drawn by Williams Engineering, Inc., dated June 2, 1987, recorded in Plat Book 89 at Page 135, in the Office of the Clerk of Court for York County, South Carolina, to which plat reference is made for a more particular description. This being the identical property conveyed to David C. Leslie, Jr., by deed of Lynn W. Stellings dated March 21, 1991, and recorded March 26, 1991, in the Office of the Clerk of Court for York County in Book 212, at Page 86.

All that certain piece, parcel or lot of land lying, being and situate on the northwestern edge of right of way for Willowblue Run, in the City of Rock Hill, County of York, State of South Carolina, and being shown and described on Plat of Property of Jody R. Watts drawn by Kenneth R. Staton, dated August 3, 1994, and recorded in Plat Book 125, at Page 291, and being more particularly described according to said plat as follows: BEGINNING at an old iron on the western edge of the right of way for Willowblue Run, being the joint front corner of Lots 19 and 18, Wedgewood Subdivision, Phase I; thence running along the dividing line between said Lots, N. 86-21-08 W. 235.28 feet to an old iron; thence running N. 33-46-15 E. 106.76 feet to a manhole and continuing N. 25-20-09 E. 48.98 feet to an old iron; thence running along the dividing line between Lots 19 and 20, said subdivision, S. 64-47-38 E. 156.38 feet to an old iron on Willowblue Run; thence running along the northwestern edge of right of way for Willowblue Run in a curving direction for an arc distance of 16.65 feet (C=S. 01-35-03 E. 16.57') to an old iron and continuing S. 10-57-12 E. 66.03 feet to an old iron; same being shown as Lot 19 of Wedgewood Subdivision, Phase I, as shown in Plat Book 89, at Page 135.

This being the identical property conveyed to the grantors herein by deed of Jody R. Watts and Cynthia H. Watts dated November 5, 1996, and recorded November 8, 1996, in the Office of the Clerk of Court for York County in Record Book 1688, at Page 52.

EXHIBIT A CONTINUED

Excepting:

All that certain piece, parcel or lot of land lying, being and situate in the County of York, State of South Carolina, and being shown and designated as a Portion of Lot 19, Wedgewood Subdivision, Phase I, containing 0.16 acre, more or less, on a Plat of Property of Katherine Faye M. Jackson prepared by Kenneth R. Staton, SCRLS, dated August 4, 2000, and recorded in the Office of the Clerk of Court for York County in Plat Book 437 at Page 457 and being more particularly described according to said plat as follows: BEGINNING at an old iron on the eastern edge of Willowblue Run cul-de-sac, joint front corner of Lot 20 and the within described Lot and running thence with the curve of the cul-de-sac in a southerly direction (R=50.00) for a distance of 16.68 feet to an old iron; thence continuing with the right of way of Willowblue Run S. 10-57-12 E. 11.00 feet to a new iron; thence with the new division line of the remainder of Lot 19, N. 77-25-41 W. 176.81 feet to a new iron; thence N. 33-47-45 E. 106.80 feet to a manhole; thence N. 25-35-17 E. 49.39 feet to a point; thence S. 64-35-50 E. 156.21 feet to the point of beginning.

TMS NO: 5400402018

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.