

YORK COUNTY, SC	
2019011828	DEED
RECORDING FEES	\$10.00
STATE TAX	\$343.20
COUNTY TAX	\$145.20
03-28-2019	04:11:49 PM
BK:RB 17468	PG:97-99

Drawn By and Return To:

Steltzner Law, PC

454 South Anderson Road, Suite 302, BTC Box 519
Rock Hill, SC 29730

YORK COUNTY ASSESSOR
Tax Map:
595-10-01-043
Date: 03/29/2019

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STATE OF SOUTH CAROLINA)	GENERAL WARRANTY DEED
COUNTY OF YORK)	(Title to Real Estate)

KNOW ALL MEN BY THESE PRESENTS, that **ANDREA BARDETTI FKA ANDREA B. BROWN** (hereinafter "Grantor"), for and in consideration of the sum of ONE HUNDRED THIRTY-TWO THOUSAND AND NO/100 DOLLARS (\$132,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **VICTORIA LYNN HARRIS, BOBBY EUGENE HARRIS, JR, AND KAYLA MONTOYA** (hereinafter "Grantee"), as **Joint Tenants with Right of Survivorship and not as Tenants in Common**, all Grantor's remaining right, title, and equitable or legal interest in and to, the following-described real property, to-wit:

All that certain piece, parcel or lot of land lying, being and situate in the City of Rock Hill, Ebenezer Township, York County, South Carolina and being more particularly described as follows: Beginning at a #5 rebar on the southern edge of the right-of-way of Begonia Way and running thence with a southern edge of the right-of-way of Begonia Way along a curve having an arc of 5.19', a radius of 275.0' and a bearing of S 85-43-09 E 5.19 feet to a #5 rebar, thence continuing along the southern edge of the right-of-way of Begonia Way S 86-36-03 E 17.23 feet to a 5/8" rod, thence along a curve having an arc of 31.33', a radius of 20.0' and a bearing of S 41-59-55 E 28.23 feet to a #5 rebar on the western edge of the right-of-way for Camellia Court, thence with the western edge of the right-of-way for Camellia Court S 03-28-23 W 92.00 feet to a 5/8" rod, cornering, thence N 86-26-23 W 44.35 feet to a point, cornering; thence N 04-23-48 E 111.79 feet to a point of beginning and being all of Lot 27B Camellia Comers, as is more particularly shown on a plat of property of Loretta McClinton prepared by White Land Surveying on November 15, 2001, which plat, recorded in Plat Book C-9 at Page 4 of record in the Office of the Clerk of Court for York County, South Carolina, is incorporated herein by reference as a part of this description.

DERIVATION: This being the same property conveyed to Andrea B. Brown by Warranty Deed of Craig Sheppard dated June 2, 2014 and recorded in Record Book 14181, Page 100, York County Records.

York County Tax Map No.: 595-10-01-043

Grantee Address: 1605 Begonia Way, Rock Hill, SC 29732

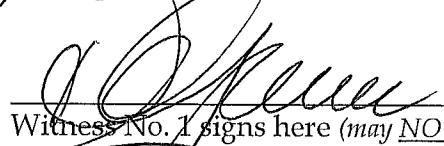
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

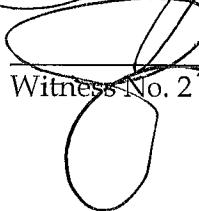
WITNESS the Hand and Seal of the Grantor this the 28th day of March, 2019.

Signed, Sealed and Delivered
in the presence of:


Witness No. 1 signs here (may NOT be the Notary)


Andrea Bardetti fka Andrea B. Brown

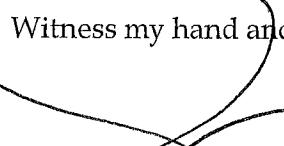
Andrea Bardetti fka Andrea B. Brown

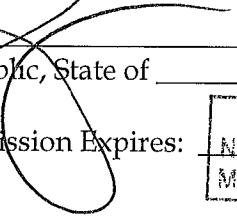

Witness No. 2 signs here (MAY be the Notary)

STATE OF SOUTH CAROLINA

COUNTY OF YORK

I, Dawn M. Stenzner, a Notary Public for the State and County aforesaid, do hereby certify that Andrea Bardetti personally appeared before me this day and acknowledged the due execution of the foregoing instrument.


Witness my hand and official seal, this the 28 day of March, 2019


Notary Public, State of _____

My Commission Expires:

(SEAL)

