

557 1318.20
15 AFTER RECORDING PLEASE RETURN DOCUMENT TO:

PETERSON LAW FIRM, P.A.
1030 ASSEMBLY DRIVE
FORT MILL, SC 29708

YORK COUNTY ASSESSOR

Tax Map:
635-07-01-007
Date: 01/22/2020
E H



2020002926

DEED	
RECORDING FEES	\$15.00
STATE TAX	\$1318.20
COUNTY TAX	\$557.70
PRESENTED & RECORDED:	

01-22-2020 11:51:52 AM

**BK: RB 18033
PG: 416 - 417**

DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: REGINA PRUITT CLERK

RECORDING INFORMATION ABOVE THIS LINE

THE STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF YORK

KNOW ALL MEN BY THESE PRESENTS, That I, Pansy Couick Bailey, hereinafter Grantor, in the State aforesaid, for and in consideration of the sum of **Five Hundred Seven Thousand And No/100 Dollars (\$507,000.00)** to me paid by Robert Charles McLear and Denise Renee McLear, hereinafter Grantee(s) of 636 Deberry Hollow, Rock Hill, SC 29732, (the receipt and sufficiency whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s), as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns, the following described property, to wit:

All that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of York, being designated as Lot(s) 18, Phase VI, of The Village of Mountain Laurel at Laurel Creek Subdivision, being shown on a plat of property recorded in Plat Book D-111 Page 5, and further shown on survey drawn for Robert McLear & Denise McLear by Fisher-Sherer, Inc. dated January 7, 2020 and recorded in Book 163 at page 219, in the Office of the Clerk of Court for York County, South Carolina; reference to said plat is hereby made for a more complete description of the premises.

TAX MAP NO.: 635-07-01-007

Derivation: This being the same property conveyed to Ralph Owen Bailey and Pansy Couick Bailey by Deed from Talal Baki and Raya Baki dated September 7, 2016 and recorded September 26, 2016 in Book 15948 at Page 388; thereafter, Ralph Owen Bailey conveyed his interest in said property to Pansy Couick Bailey by Quit Claim Deed dated August 27, 2018 and recorded August 27, 2018 in Book 17151 at page 467, in the Office of the Clerk of Court for York County, South Carolina.

The within described property is conveyed subject to existing easements and to restrictive covenants, if any, appearing in the chain of title or apparent upon a reasonable inspection of the premises, which said restrictions, if any, are not intended to be reimposed hereby.

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

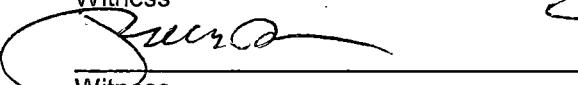
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s), as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever.

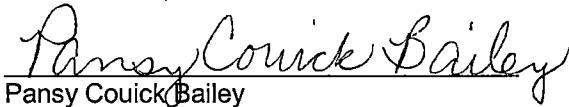
And I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee(s), their heirs and assigns, against me and my heirs and assigns, and against all other persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 16th day of January in the year of our Lord, Two Thousand and Twenty (2020) and in the Two Hundred Forty-Fourth (244th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Witness


Witness


Pansy Couick Bailey

STATE OF SOUTH CAROLINA)

COUNTY OF YORK)

The foregoing instrument was acknowledged before me this 16th day of January, 2020 by Pansy Couick Bailey.


Notary Public for South Carolina (L.S.)
Commission Expires: 7-22-2020

"Official Seal"

John E Peterson, Notary Public
State of South Carolina
Comm. Expires: 07/22/2020