

YORK COUNTY ASSESSOR

Tax Map:

483-00-00-137

483-00-00-021

Date: 02/06/2020

E H



2020005276

DEED
RECORDING FEES \$15.00
STATE TAX \$988.00
COUNTY TAX \$418.00
PRESENTED & RECORDED:

02-06-2020 09:45:23 AM

BK: RB 18061

PG: 278 - 281

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

Prepared by and return to:

John P. Gettys, Jr.
MORTON & GETTYS LLC
331 E Main St, Ste 300
Post Office Box 707
Rock Hill, South Carolina 29731

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 28th day of January, 2020 by and between **Nancy Pursley, Personal Representative of the Estate of Patsy Robinson, York County Case Number 2018ES4600324**, an individual residing in the State of South Carolina, as party of the first part, hereinafter referred to as "Grantor," and **Tyler Roadcap**, as party of the second part, whose mailing address is **3020 Kingsburry Road, Clover, SC 29710**, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

W I T N E S S E T H:

WHEREAS, Grantor is bound by the Agreement to convey title to a certain tract of land (the "Property") to Grantee, upon Grantee's fulfillment of the terms and conditions contained in the Agreement; and,

WHEREAS, Grantor agrees that Grantee has complied with the terms of the Agreement, and that Grantor is now obligated to convey title to the Property to Grantee; and,

WHEREAS, the Property is comprised of real property bearing **York County Tax Map Nos. 483-00-00-137 and 483-00-00-021** and being described in further detail in Exhibit "A" attached hereto, which is incorporated herein by this reference.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty Thousand and no/100 Dollars (\$380,000.00)** in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the Property and all improvements affixed thereto and lying thereupon (with such improvements being considered as a part of the Property), subject, however, to the terms and provisions of this General Warranty Deed.

The Property is hereby conveyed to the Grantee subject to such easements, restrictions, conditions, exceptions, and other matters as are of record and effect the Property, including, but not being limited to, the following matters, these and all such matters as may arise out of them being matters to which the warranty of Grantor as contained herein shall not apply:

1. Ad valorem taxes for the tax year 2020, which constitute a lien, but are not yet due and payable.
2. Matters which would be disclosed by an accurate survey or physical inspection of the Property.

TO HAVE AND TO HOLD the Property, together with any and all improvements, buildings, and fixtures located thereon and all rights, hereditaments, and appurtenances thereunto belonging or appertaining, subject, however, to the above easements, restrictions, and exceptions and other matters, unto the Grantee, and its successors and assigns, forever, IN FEE SIMPLE.

AND GRANTOR SHALL WARRANT and defend the right and title to the Property unto the Grantee, and its successors and assigns, forever, against the claims of all persons whomsoever claiming by, through or under Grantor, and against the claims of all others, whomsoever, subject to the limitations and exceptions contained herein.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Jenny H Baker (W-1)

John P. Gettys, Jr. (W-2)

Nancy Pursley, Personal Representative
Nancy Pursley, Personal Representative
of the Estate of Patsy Robinson

STATE OF SOUTH CAROLINA)

) PROBATE

COUNTY OF YORK)

PERSONALLY APPEARED before me the below signed witness and made oath that s/he saw **Nancy Pursley, Personal Representative of the Estate of Patsy Robinson**, the Grantors herein named, sign, seal, and as said Grantor's act and deed, deliver the within written General Warranty Deed for the uses and purposes therein mentioned, and that s/he, with the other witness signing above, witnessed the execution thereof.

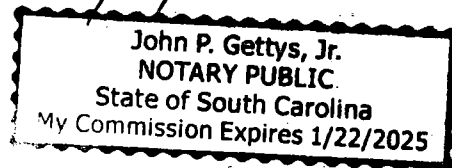
SWORN to before me this 28 day of

Jan, 2020

John P. Gettys, Jr.
Notary Public for South Carolina:

My Commission Expires: 1/22/2025

Jenny H Baker



"Exhibit A"
LEGAL DESCRIPTION

All that certain piece, parcel or lot of land with improvements thereon, lying situate and being in the State of South Carolina, County of York, Bethel Township and being shown and described on Recombination Survey for Nancy Pursley being the Estate of Patsy Robinson prepared by Pete Hinson Land Surveying, dated January 8, 2020 and being shown thereon as Tract I Tax Map 483-00-00-137 to be combined with Tax Map 483-00-00-021 containing 29.705 acres, more or less.

Derivation: This being a portion of the property conveyed to Patsy Ann Robinson by Deed of Distribution from the Estate of Emma B. Robinson dated May 18, 1993 and recorded in Book 716 at Page 82 in the Office of the Clerk of Court for York County, South Carolina.

TMS# 483-00-00-137 and 483-00-00-021

Property address: 3020 Kingsburry Road, Clover, SC 29710