

YORK COUNTY ASSESSOR

Tax Map:

662-05-01-228

Date: 11/13/2020

E H



2020055191

DEED QUIT CLAIM
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00

PRESENTED & RECORDED:

11-12-2020 02:30:25 PM

BK: RB 18749

PG: 25 - 27

DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: ABIGAYLE LANIER CLERK

PREPARED BY & RETURN TO:

Mack & Mack, Attorneys

P. O. Box 128

Fort Mill, SC 29716

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

DEED PREPARED ONLY: NO RESPONSIBILITY ASSUMED FOR CERTIFICATION OF TITLE, CLOSING TRANSACTION OR WITHHOLDING
TAXES ON PAYMENTS TO NON-RESIDENTS

STATE OF SOUTH CAROLINA)

)

COUNTY OF YORK)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Vance Patrick Bradner** (the "Grantor") in the State aforesaid, for and in consideration of "*See Attached Affidavit*" in consideration to the Grantor in hand paid at and before the sealing of these presents, by **Vance Patrick Bradner and Barbara Wilson Bradner** (hereinafter called "Grantees"), of 1536 Maypine Commons Way, Rock Hill, SC 29732 in the State aforesaid, Grantor remises, releases and quitclaims, and does by these presents, remise release and quitclaim unto the said Grantees, as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, their heirs and assigns, all right and title as Grantor has in or to a certain parcel or lot of land, described as follows:

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 208 of Lexington Commons, Phase 4, Map 4 as shown on a plat of property shown in Plat Book C288 at Page 5, in the Office of the Clerk of Court for York County, South Carolina, to which plat reference is made for a more particular description as to metes and bounds.

DERIVATION: Being the identical property conveyed to Vance Patrick Bradner by deed of April Munn nka April Deal, recorded November 1, 2016 in Book 16034, Page 224, Office of the Clerk of Court for York County, South Carolina.

Tax Map No. 662-05-01-228

Said property being subject to any and all easements, restrictions, and rights of way of record in the chain of title of the subject property or visible upon actual inspection of the subject property.

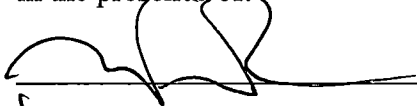
TOGETHER with all and singular the Rights, Member, Hereditament and Appurtenances to the said Premises belonging, or in anyway incident or appertaining.

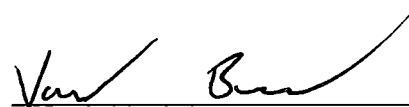
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON** and their heirs and assigns forever.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, hereunto set our Hands and Seals this 10th day of November, 2020.

SIGNED, SEALED AND DELIVERED
in the presence of:


Dena H. Oates

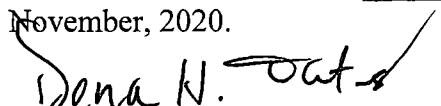

Vance Patrick Bradner

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

ACKNOWLEDGMENT

I, the undersigned Notary, do hereby certify that Vance Patrick Bradner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

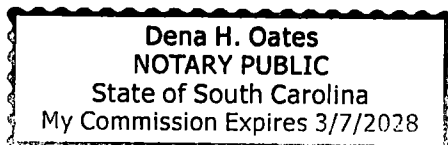
SWORN to before me this 10th day of
November, 2020.



(SEAL)

Notary Public for South Carolina

My Commission Expires: 3/7/2028



STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who duly sworn, deposes and says:

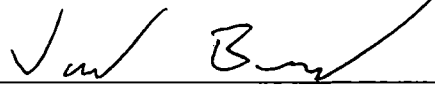
(1) I have read the information on the back of this affidavit and I understand such information.

The property being transferred is known as 1536 Maypine Commons Way, Rock Hill, SC, bearing York County Tax Map No. 662-05-01-228 was transferred by Vance Patrick Bradner to Vance Patrick Bradner and Barbara Wilson Bradner on the date set forth herein.

(2) The Record is exempt from the Record recording fee because (See Information section of affidavit): EXEMPTION #12 – Quitclaim Deed

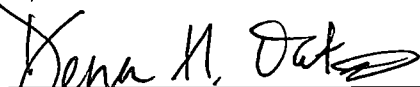
(3) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTOR

(4) 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.



Vance Patrick Bradner
Responsible Person Connected with the Transaction

SWORN to before me this 10th day of November, 2020.

 (SEAL)

Notary Public for South Carolina
My Commission Expires: 3-7-2028

