

|                 |             |
|-----------------|-------------|
| YORK COUNTY, SC |             |
| 2020055204      | DEED        |
| RECORDING FEES  | \$15.00     |
| STATE TAX       | \$598.00    |
| COUNTY TAX      | \$253.00    |
| 11-12-2020      | 03:01:25 PM |
| BK:RB 18749     | PG:170-172  |

**YORK COUNTY ASSESSOR**  
**Tax Map:**  
**589-03-01-030**  
**Date: 11/13/2020**

**E H**

Prepared by  
MCM Legal Group, LLC  
877-466-5218  
2442 Devine Street  
Columbia, SC 29205

STATE OF SOUTH CAROLINA        )  
  )  
COUNTY OF YORK                    )       **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, Cassandra Packard** referred to hereinafter whether singular or plural as "Grantor" in the State aforesaid, for and in consideration of the sum **\$230,000.00 (Two Hundred Thirty Thousand Dollars and No Cents)** the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release subject to the easements, restrictions, reservations and conditions contained herein, unto **Erika Kennedy**, Grantee's heirs and assigns forever, referred to hereinafter whether singular or plural as "Grantee," the following described property:

**SEE ATTACHED EXHIBIT "A"**

Grantees' Address: 2324 Mancke Drive, Rock Hill, SC 29732

This conveyance is made subject to taxes and assessments for the year and all subsequent years, and to all easements, covenants, restrictions and conditions of record and otherwise affecting the property, including but not limited to rights-of-way indicated by instruments and plats of record, all other matters shown on plats of record, and to all applicable zoning and other land use regulations or restrictions of any political subdivision in which the subject is situate.

TOGETHER with all and singular, subject to the easements, restrictions, reservations and conditions contained herein, 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 Grantee, Grantee's heirs and assigns forever.

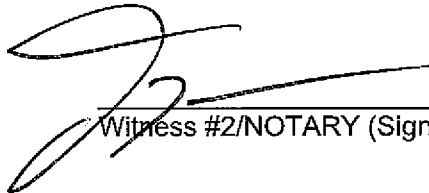
AND GRANTOR does hereby promise, for Grantor and Grantor's successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's successors, assigns, and representatives and against any other person whomsoever lawfully claiming the same.

WITNESS the Hand and Seal of the Grantors this 12<sup>th</sup> day of November, 2020.

Signed, Sealed and Delivered  
in the presence of:

  
Witness #1 (Signature)

  
Cassandra Packard

  
Witness #2/NOTARY (Signature)

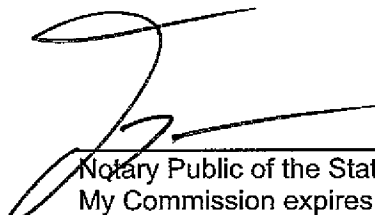
STATE OF SOUTH CAROLINA

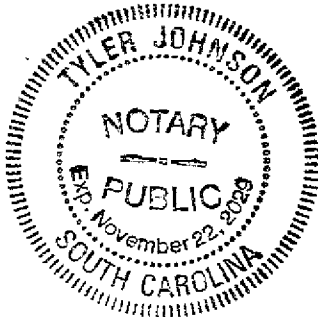
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ACKNOWLEDGEMENT

COUNTY OF YORK

The foregoing instrument was acknowledged before me this November 12, 2020 by Cassandra Packard. Further, I have verified that pursuant to SC Code Section 26-1-120(E), "The subscribing witness identified above who witnessed the principal sign the instrument or witnessed the principal acknowledge his/her signature on the instrument is not a party to or beneficiary of the transaction."

  
Notary Public of the State of South Carolina  
My Commission expires: 11.22.2029  
(Place Notary Seal Below)



# **EXHIBIT "A"**

All that certain piece, parcel or lot of land lying and being and situate in the State of South Carolina, County of York, City of Rock Hill and being designated a Lot 156 of Barrons Estates, Phase 1, as is shown on a plat thereof prepared by Robert L. Arrington, SCPLS, dated April 23, 2001, recorded in Plat Book 138, Page 258, which plat is incorporated herein by this reference and having such metes and bounds, courses and distances as by this reference to said plat will more fully appear.

For Information Purposes Only:

Being the same property conveyed to Cassandra Packard by deed of Nicole Granados dated August 6, 2018 and recorded in Book 17120 at Page 355 in the Land Records of York County, SC.

Parcel ID: 589-03-01-030

Property Address: 2324 Mancke Drive, Rock Hill, SC 29732