

YORK COUNTY ASSESSOR

Tax Map:

559-03-01-114

Date: 02/02/2021

E H



2021006131

DEED

RECORDING FEES

\$15.00

STATE TAX

\$1141.40

COUNTY TAX

\$482.90

PRESENTED & RECORDED:

02-02-2021 01:08:13 PM

BK: RB 18967

DAVID HAMILTON

CLERK OF COURT

YORK COUNTY, SC

BY: ABIGAYLE LANIER CLERK

PG: 81 - 82

AFTER RECORDING RETURN TO:
Halford & Niemiec, LLP
4609 Charlotte Highway, Suite 1
Lake Wylie, SC 29710

Space above this line for recording information

STATE OF SOUTH CAROLINA

)

TITLE TO REAL ESTATE

COUNTY OF YORK

)

KNOW ALL MEN BY THESE PRESENTS THAT we, **Marion B. Cook and Sandra C. Cook**, herein referred to as Grantor(s) for and in consideration of sum of **Four Hundred Thirty Nine Thousand Dollars and 00/100 (\$439,000.00)** in hand paid by **Ebony Singh and Sandeep Singh**, hereinafter referred to as the Grantee(s), in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released to **Ebony Singh and Sandeep Singh** and by these presents does grant, bargain, sell and release unto the said Grantee(s), his/her/their heirs, successors, and assigns forever, all of my right, title and interest in and to the following:

All that certain piece, parcel or lot of land lying, being and situate in the Township of Bethel, County of York, State of South Carolina, being known and designated as Lot 104 as shown on a plat entitled "Final Plat of Phase 3A, Map 1, Paddlers Cove" prepared by LDSI, dated February 27, 2018 and recorded in Plat Book 158 at Page 260, Office of the Clerk of Court for York County, South Carolina, to which is hereby made for a more particular description thereof.

DERIVATION: This being the identical property conveyed to Marion B. Cook and Sandra C. Cook by deed of Fielding Homes Paddlers Cove, LLC, a Delaware limited liability company, recorded October 1, 2019 in Record Book 17814 at Page 457, Office of the Clerk of Court for York County, SC.

Grantees Address:

511 Red Wolf Lane
Clover, SC 29710

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 premises before mentioned unto the said Grantees, their heirs, and assigns forever.

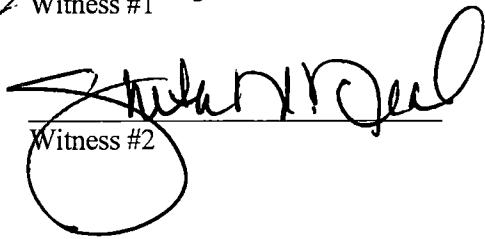
AND THE GRANTORS do hereby bind Grantors heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs, and assigns, against Grantors and Grantors successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my Hand and Seal this 13 day of January in the year of our Lord 2021.

Signed, Sealed and Delivered
In the Presence of:



Witness #1



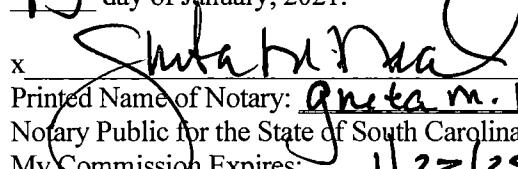
Witness #2

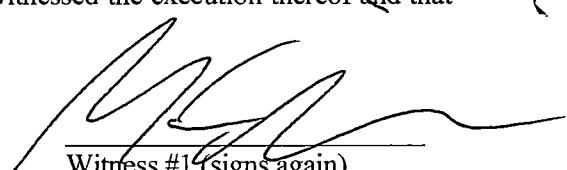

Marion B. Cook
Sandra C. Cook

STATE OF SOUTH CAROLINA
COUNTY OF YORK

Personally appeared before me the undersigned and made oath that he/she saw the within named GRANTORS sign, seal and as his/her/their act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that he/she with the other witness subscribed above witnessed the execution thereof and that he/she is not a beneficiary to this transaction.

SWORN to before me this
13 day of January, 2021.

x 
Printed Name of Notary: Greta M. Neal
Notary Public for the State of South Carolina
My Commission Expires: 1/22/25


Witness #1 (signs again)