

YORK COUNTY ASSESSOR

Tax Map:

644-11-01-094

Date: 04/29/2021

YORK COUNTY, SC	
2021024873	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
04-29-2021	09:55:28 AM
BK:RB 19220	PG:191-195

E H

**STATE OF SOUTH CAROLINA
COUNTY OF YORK**

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT KYLE CHRISTOPHER KENNEDY and KATHERINE DANBEE KENNEDY, formerly known as KATHERINE DANBEE EGGLESTON, husband and wife (herein, "Grantor"), of 214 Butterfly Place, Fort Mill, SC 29708, in the State aforesaid, for and in consideration of the sum of one dollar (\$1.00), to me in hand paid by KYLE CHRISTOPHER KENNEDY and KATHERINE DANBEE KENNEDY, husband and wife, as joint tenants with rights of survivorship, and not as tenants in common (herein, "Grantee"), of 214 Butterfly Place, Fort Mill, SC 29708, in the State aforesaid, the receipt of which is hereby acknowledged, has remised, released and forever quitclaimed and by these presents does remise, release and quitclaim unto the said Grantee, all of Grantor's interest in and to the property shown on EXHIBIT A hereto attached,

With a property street address of: 214 Butterfly Place, Fort Mill, SC 29708

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 Grantee, and the said Grantee's heirs, successors and assigns, forever, subject however to all conditions, restrictions, limitations, reservations, encumbrances, existing easements and other matters of record.

TMS NO: 644-11-01-094

**This deed was prepared by: SALLY A. CARVER-YOUNG, ESQ.
C/O 423 LITHIA PINECREST ROAD
BRANDON, FL 33511**

**When recorded, return to: KYLE CHRISTOPHER KENNEDY
KATHERINE DANBEE KENNEDY
214 BUTTERFLY PLACE
FORT MILL, SC 29708**

WITNESS my hand and seal this 9th day of February, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

[Signature]
Witness #1 signature
Deborah Kennedy
Printed name of witness #1

[Signature]
KYLE CHRISTOPHER KENNEDY

[Signature]
Witness #2 signature
John Dowlin
Printed name of witness #2

STATE OF SOUTH CAROLINA
COUNTY OF York

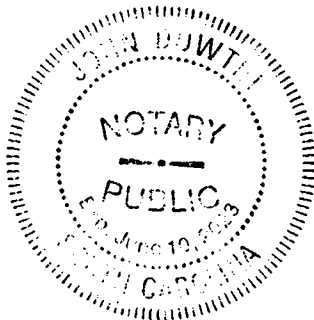
ACKNOWLEDGEMENT

I, John Dowlin, Notary Public for the State of South Carolina, do hereby certify that the above-named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 9th day of February, 2021.

[Affix Notary Seal]

[Signature] (SEAL)
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/10/2023



SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

[Signature]
Witness #1 signature
Deborah Kennedy
Printed name of witness #1

Katherine Danbee Kennedy formerly known as
KATHERINE DANBEE KENNEDY, formerly known
as KATHERINE DANBEE EGGLESTON
Katherine Danbee Eggleston

[Signature]
Witness #2 signature
John Dowlin
Printed name of witness #2

STATE OF South Carolina
COUNTY OF York

ACKNOWLEDGEMENT

I, John Dowlin, Notary Public for the State of South Carolina,
do hereby certify that the above-named Grantor personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.

Witness my hand and official seal this the 9th day of February, 2023.

[Affix Notary Seal]

[Signature] (SEAL)
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/10/2023

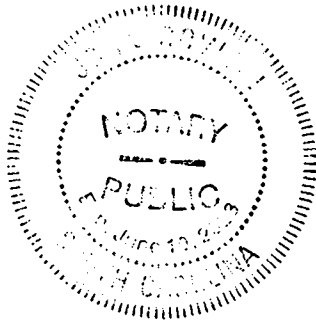


EXHIBIT A

BEING ALL OF LOT 189 OF CAMERON CREEK OF YORK TOWNHOMES, PHASE 3, AS SAME IS SHOWN ON MAP THEREOF RECORDED IN PLAT BOOK E348, PAGES 3-6,-IN THE OFFICE OF THE CLERK OF COURT FOR YORK COUNTY, SOUTH CAROLINA.

Being the same property conveyed to KYLE CHRISTOPHER KENNEDY and KATHERINE DANBEE EGGLESTON by deed of M/I HOMES OF CHARLOTTE, LLC, a Delaware limited liability company recorded in the Office of the Registrar of Deeds for York County, South Carolina, in Book RB 16509 at Page 295, as Instrument No. 2017031286, on August 1, 2017.

TMS NO: 644-11-01-094

Being the same property conveyed from M/I HOMES OF CHARLOTTE, LLC A DELAWARE LIMITED LIABILITY COMPANY, to KYLE CHRISTOPHER KENNEDY AND KATHERINE DANBEE EGGLESTON by Deed recorded 08-01-2017 in Book: 16509 Page: 295 Instrument: 2017031286, in the Register's Office of York, County, South Carolina

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-039003 (AG)

STATE OF South Carolina
COUNTY OF York

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the Information Section on the back of this affidavit and I understand such information.
2. The property being transferred is located at 214 Butterfly Place, Fort Mill, SC 29708, bearing Tax Map Number 644-11-01-094, and was transferred by KYLE CHRISTOPHER KENNEDY and KATHERINE DANBEE EGGLESTON (sellers) to KYLE CHRISTOPHER KENNEDY and KATHERINE DANBEE KENNEDY (buyers) on _____ (date).
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (See Information Section of Affidavit):
Per Section 12-24-40(1), the value of the realty, as defined in Section 12-24-30, is equal to or less than \$100
(If exempt, please skip items 4-7, and go to item 8 of the affidavit.)

If exempt under exemption #14 as described in the Information Section of this Affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? YES or NO

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information Section of Affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____.
 - (b) Place the amount listed in item 5 above here: _____.
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from line 6(a) and place result here: _____.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.
8. As required by Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller; Buyer; Legal Representative
9. I further 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 and no/100 Dollars (\$1,000.00) or imprisoned not more than one year, or both.

Kyle Christopher Kennedy
Signature of Responsible Person Connected with this Transaction

Kyle Christopher Kennedy
Printed or typed name of Responsible Person Connected with this Transaction

Sworn to before me on this 9th
day of February, 2021.

[Signature]
Notary Public
My commission expires: 6/10/2023

[Affix Notary Seal]

