

YORK COUNTY ASSESSOR
Tax Map:
541-04-01-079
Date: 09/23/2021

Prepared by and return to:

Michael Smith
MORTON & GETTYS LLC
331 E Main St, Suite 300
Post Office Box 707
Rock Hill, South Carolina 29731

TITLE NOT EXAMINED
DEED PREPARED ONLY

E H


2021054756

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

PRESENTED & RECORDED:

09-23-2021 03:55:36 PM

BK: RB 19621
PG: 205 - 207

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

QUIT CLAIM DEED

NOW, KNOW ALL MEN BY THESE PRESENTS, That **ANDREW D. WOOTEN**, (hereinafter "Grantor", whether singular or plural), in consideration of the premises and also in **NO CONSIDERATION PAID PER DIVORCE DECREE**, to the Grantor, in hand paid at and before the sealing and delivery of these Presents, paid by **HILLARY RAMSEY**, (hereinafter "Grantee", whether singular or plural), in the State of South Carolina, whose mailing address is **4664 Madeline Drive, Rock Hill, SC 29732** (the receipt whereof is hereby acknowledged) have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said Grantee, Grantee's Heirs, Successors and Assigns, the following described property, to wit:

All that certain piece, parcel or lot of land, with improvements thereon, lying, being and situate in the City of Rock Hill, County of York, State of South Carolina, and being shown and designated as Lot 507 on that Plat entitled "Final Plat Mabry Park, Phase IV-B" recorded in Plat Book C-137, Page 9, in the Office of the Clerk of Court for York County, South Carolina, which plat is incorporated herein by reference and having such metes, bounds, courses and distances as by reference to said plat will more fully appear.

Tax Map No.: 541-04-01-079

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record.

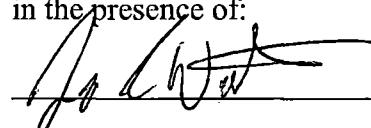
Derivation: This being the same property conveyed to Andrew D. Wooten by deed of Mark P. Willis, dated March 26, 2013 and recorded March 27, 2013 in Book 13305 at Page 108 in the Office of the Clerk of Court for York County, South Carolina. Andrew D. Wooten conveyed an undivided, one-half interest in the above described property to Hillary Ramsey by deed recorded on January 29, 2018, in Book 16801 at Page 356.

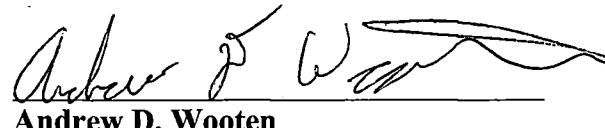
Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, Grantee's Heirs, Successors and Assigns forever – so that neither the said Grantor nor Grantor's Heirs, Personal Representatives and Administrators, nor any other person or persons, claiming under Grantor or them, shall at any time hereafter, by any way or means, have claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the 20th day of September, 2021.

Signed, sealed and delivered
in the presence of:

 (W-1)


Andrew D. Wooten

 (W-2)

STATE OF COLORADO

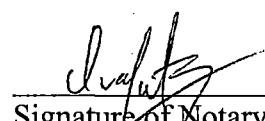
ACKNOWLEDGEMENT

COUNTY OF Adams

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I, Ivan Gutierrez, a notary public, do hereby certify that the within named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of September, 2021.


Signature of Notary Public
Notary Public for Colorado

My Commission Expires: 01/12/2025

IVAN GUTIERREZ NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214001523 MY COMMISSION EXPIRES 01/12/2025

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

AFFIDAVIT

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is in York County, South Carolina, bearing York County Tax Map No. 541-04-01-079 and was transferred by Andrew D. Wooten to Hillary Ramsey on _____, 2021.

3. The transaction was (check one):

(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in 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) 4 The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 (8), *et seq.* because the deed is a quit claim deed used to confirm title in Grantee.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked:

(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of PER COURT ORDER YORK COUNTY

(b) _____ The fee is computed on the fair market value of this realty which is _____

(c) _____ The fee is computed based 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: \$0.00

(b) Place the amount listed in item 5 above here: _____

(c) Subtract line 6(b) from line 6(a) and place result here: \$0.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$ _____.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the Grantor/Transferor. 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 dollars or imprisoned not more than one year, or both.

Attorney for Grantor

SWORN to before me this 23rd day of September, 2021.

Sixty W Allen
Notary Public for South Carolina
My commission expires: 4-20-26