

YORK COUNTY ASSESSOR

Tax Map:

649-00-00-029

Date: 09/30/2021

E H



2021056163

DEED
RECORDING FEES \$15.00
STATE TAX \$743.60
COUNTY TAX \$314.60
PRESENTED & RECORDED:

09-30-2021 11:35:38 AM

BK: RB 19642

PG: 42 - 43

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

AFTER RECORDING RETURN TO:

Mack & Mack, Attorneys

P.O. Box 128

Fort Mill, SC 29716

RECORDING INFORMATION ABOVE THIS LINE

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE

COUNTY OF YORK)

KNOW ALL MEN BY THESE PRESENTS, That, **JAMES MARCUS HOWE**, (hereinafter called "Grantor"), in the State aforesaid for and in consideration of Two Hundred Eight-Six Thousand and 00/100 Dollars (\$286,000.00), and no other valuable consideration, to the Grantor in hand paid at and before the sealing of these presents, by **RICHARD BERGERON AND LUCIE BERGERON** (hereinafter called the "Grantee") in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common**, the following described property, to wit:

All that certain piece, parcel or lot of land lying, being and situate in Fort Mill Township, York County, South Carolina, being more particularly shown and described as **Tract 24**, containing 1.563 acres, more or less, on survey of Caroland Acres, which plat, recorded in Book 77, Page 37 in the Office of the Clerk of Court of York County, is by reference incorporated herein as a part of this description.

DERIVATION: Being the identical property conveyed to James Marcus Howe by Deed of James H. Howe recorded May 18, 2012 in Record Book 12626, Page 258 in the Office of the Clerk of Court for York County, South Carolina.

Tax Map No. 649-00-00-029

The within described property is conveyed subject to existing easements and to restrictions, if any, appearing in the chain of title, which said restrictions, if any, are not intended to be reimposed hereby.

GRANTEE'S ADDRESS: 3200 Caroland Drive
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, **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common**, and their heirs and assigns forever.

AND THE GRANTOR does hereby bind Grantors' Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, their Heirs and Assigns, against the Grantor and the Grantor's Heirs and Assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Any reference to 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.

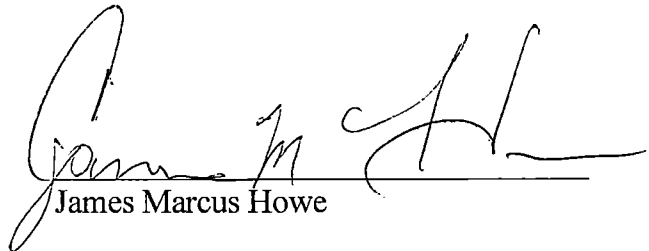
WITNESS our hands and seals this the 28th day of September, 2021.

SIGNED, SEALED AND DELIVERED

in the Presence of:



Dena H. Oates



James Marcus Howe

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that James Marcus Howe appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 28th day of September, 2021.

Dena H. Oates (SEAL)
Notary Public for South Carolina
My Commission Expires: 3-7-2028

