

STATE OF SOUTH CAROLINA
COUNTY OF YORK

YORK COUNTY, SC
2021060572 DEED
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00
10-21-2021 02:45:01 PM
BK:RB 19701 PG:126-129

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT, MARC W. HELMS, JR herein referred to as Grantor for and in consideration of the sum of ONE AND 00/100 (\$1.00) Dollar(s) to me paid by MARCUS WAYLAND HELMS, JR. AND STACY MITCHELL HELMS, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee their heirs and assigns the following described property:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of East Main Street in the City of Rock Hill, Catawba Township, York County, South Carolina and being more particularly described as follows, to wit:

Beginning at a point on the Southern side of East Main Street and 637.5 feet Northwest of Stonewell Avenue and running thence South 28-43 West 190 feet to an iron; thence North 61 West 63 feet to an iron; thence North 28-43 East 190 feet to an iron on East Main Street; thence with said street South 61 East 63 feet to an iron, the point of beginning.

DERIVATION: This being the identical property conveyed to Marc W. Helms, Jr. by deed of Pamela J. Conrad dated March 26, 2013, and recorded April 1, 2013, in the Office of the Clerk of Court for York County, South Carolina in Book 13317, Page 7.

No new lots or lot lines established.

**YORK COUNTY ASSESSOR
Tax Map:
627-07-03-009
Date: 10/27/2021**

EH

Grantee: Marcus Wayland Helms, Jr. and Stacey Mitchell Helms
P. O. Box 206
Rock Hill, SC 29731

Tax Map Number: 627-07-03-009

THIS CONVEYANCE is made subject to all Easements, Restrictions, Covenants, and Conditions as may appear of record.

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, their heirs and assigns forever in fee simple.

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

ANY REFERENCE in 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 to the Grantee.

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

Signed, Sealed and Delivered in the Presence of:

Tracy M. Sugg
Witness 1

Marc W. Helms, Jr.
Marc W. Helms, Jr.

Karen M. Sugg
Witness 1 Print Name

Christian J. Allison
Witness 2

Christian J. Allison
Witness 2 Print Name

STATE OF SOUTH CAROLINA

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) ACKNOWLEDGEMENT

COUNTY OF YORK

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I, the undersigned notary public, 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 13th day of Oct, in the year of our Lord 2021.

Christian J. Allison
Notary Public for the State of South Carolina
My Commission Expires: 02/26/2024

Prepared by:

Tracey Reynolds, Attorney at Law

134 St. John's Court

Rock Hill, SC 29730

803-328-0150

*Deed prepared only. No responsibility assumed
for certification of title, the closing transaction or
withholding taxes on payments to non-residents.*

STATE OF SOUTH CAROLINA) **AFFIDAVIT**
COUNTY OF YORK)

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

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

2. The property being transferred is located in the County of York bearing Tax Map Number 627-07-03-009, was transferred by MARC W. HELMS, JR to MARCUS WAYLAND HELMS, JR. AND STACEY MITCHELL HELMS on this 13 day of Oct, in the year of our Lord 2021. *Stacey*

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:01

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

(a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount \$0.00.

(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 XXX 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: \$0.00
(If no amount is listed, place zero 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: \$0.00.

8. As required by Code section 12-24-70, I state that I am responsible person who was connected with the transaction as: Grantor.

9. I 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.

SWORN to before me this 19 day of Oct., in the year of our Lord 2021

Notary Public for the State of South Carolina
My Commission Expires: 02/28/2024

Marc W. Helms, Jr.
Responsible Person Connected with the Transaction
Marc W. Helms, Jr.