

## **YORK COUNTY ASSESSOR**

**Tax Map:  
650-03-01-082  
Date: 03/30/2022**

Prepared By and Return to:  
Costner Law Office, PLLC  
10125 Berkeley Place Drive  
Charlotte, NC 28262  
File No.: SC-22-02574

E H

YORK COUNTY, SC	
2022014983	DEED
RECORDING FEES	\$15.00
STATE TAX	\$832.00
COUNTY TAX	\$352.00
03-30-2022	10:56:18 AM
BK:RB 20081	PG:426-429

(Please do not write above this line – Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA  
COUNTY OF YORK

## GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS**, that Janet Tressler ("Grantor"), in the State aforesaid, for and in consideration of the sum of THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$320,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

**Nicholas E Gentile and Linsi S. Hu, as joint tenants with rights of survivorship, and not as tenants in common ("Grantee"), their heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion.**

All Grantor's right, title and equitable or legal interest in and to:

All that certain piece, parcel or tract of land, lying and being situate in Fort Mill Township, York County, South Carolina, and being more particularly shown and described as Lot No. 123 on the Foundation Survey, Waterstone Townhomes, Phase 3, Map 4, drawn by The Isaacs Group dated June 22, 2005, and recorded June 27, 2005, in Plat Book D-1, Page 8 in the Office of the Clerk of Court for York County, South Carolina.

Derivation: This being the same property as conveyed to Janet Tressler by Deed from Bank of America, N.A., dated April 1, 2013 and recorded April 17, 2013 in Volume 13357 at Pages 274-276 in the Office of the Clerk of Court for York County, S.C.

County Tax Map No.: 650-03-01-082  
Grantee Address: 1500 Royal Auburn Ave, 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 said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion.

**AND GRANTOR DOES** hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

**IN WITNESS WHEREOF**, the Hand and Seal of Janet Tressler, this 29 day of March, 2022.

Signed, Sealed and Delivered  
in the presence of:

Andrea Miller  
Witness No. 1

J. D. Hood  
Witness No. 2 (NOTARY)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for the State and County above listed, do hereby certify that Janet Tressler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of March, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires:

(SEAL)

Janet Tressler by Tami Hood as agent  
Janet Tressler by Tami Hood as agent

*see attached*

North  
State of South Carolina

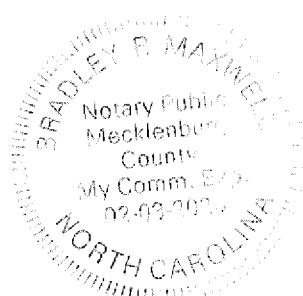
County of Mecklenburg

I, Bradley R. Maxwell, a Notary Public in and for said County and State, do hereby certify that Tami Hood, Agent for Janet Tressler, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of Janet Tressler and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and contemporaneously herewith in the Office of the Register of Deeds for York County, South Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said Tami Hood, Agent, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Janet Tressler. Therefore, let the said instrument, together with this certificate, be registered.

WITNESS my hand and official stamp or seal, this the 29 day of March,  
2022.

  
Notary Public: NC

My Commission Expires: 2-3-2024



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 on this Affidavit and I understand such information.
2. The property being transferred is located at 1500 Royal Auburn Ave, Fort Mill, SC 29708 bearing County Tax Map Number 650-03-01-082, was transferred by Janet Tressler to Nicholas F Gentile and Linsi S Hu, as joint tenants with rights of survivorship, and not as tenants in common, on this the

29 day of March, 2022.

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 a distribution to a trust beneficiary.
- c.  EXEMPT from the deed recording fee because (see information section of affidavit):  
\_\_\_\_\_. (If exempt, please skip items 4-7 and go to item 8 of this 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?

Check 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 this affidavit):

- a.  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$320,000.00.
- 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  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 encumbrance is \$\_\_\_\_\_.

6. The deed recording fee is computed as follows:

- a. Place the amount listed in item 4 above here: \$ 320,000.00
- 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 the result here: \$ 320,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,184.00.

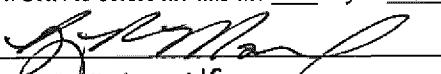
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Seller.

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.

Janet Tressler by Tami Hood as agent  
Responsible Person Connected with the Transaction

Janet Tressler by Tami Hood as agent  
Print or Type Name Here

SWORN to before me this the 29 day of March, 2022.

  
Notary Public for: NC

Notary Printed Name: Bradley R. Maxwell

My Commission Expires: 2-3-2024

