

YORK COUNTY ASSESSOR

Tax Map:

628-03-04-020

Date: 09/30/2022

E H

STATE OF SOUTH CAROLINA

COUNTY OF YORK

YORK COUNTY, SC
2022042256 DEED
RECORDING FEES \$15.00
STATE TAX \$577.20
COUNTY TAX \$244.20
09-30-2022 08:33:27 AM
BK:RB 20428 PG:258-260

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)
)
)
)
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT, ROSIE RESIDENTIAL PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY herein referred to as Grantor for and in consideration of the sum of TWO HUNDRED TWENTY TWO THOUSAND AND 00/100 (\$222,000.00) Dollars to it paid by DORA MOBLEY SAUNDERS AND OLIVIA ANN SAUNDERS, hereinafter referred to as Grantees 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 Grantees as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns the following described property:

All that certain piece, parcel or lot of land with all improvements thereon, lying being and situate in the County of York, State of South Carolina, and being shown and designated as Lot 91 of Industrial Mills Subdivision as shown on plat entitled "Industrial Mills" dated , prepared by Pickell and Pickell Engineers and recorded in the Office of the Clerk of Court for York County, South Carolina in Plat Book D, Pages 123-125 and being more particularly shown on plat entitled "Property Survey for Curtis Koller" dated 02/19/2013, prepared by Terry W. Huels, PLS and recorded in Plat Book E-182, Page 3, and having such metes, bounds, courses and distances as reference to said plat will more fully appear.

DERIVATION: This being the identical property conveyed to Rosie Residential Properties, LLC by deed of Curtis A. Koller and Deborah L. Koller dated 09/02/2011, and recorded 09/09/2011, in the office of the Clerk of Court for York County, South Carolina Record Book 12150, Page 173.

No new lots or lot lines established.

Grantees:

Dora Mobley Saunders and Olivia Ann Saunders
9 Cauthen Street
Rock Hill, SC 29730

Tax Map Number

628.03.04.020

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 Grantees as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever in fee simple.

AND THE GRANTOR does hereby bind Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against Grantor and Grantor's successors and assigns 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 our Hand and Seal this 9th day of September, 2022.

Signed, Sealed and Delivered
in the Presence of:

Kimberly Alter
Witness 1

Kimberly Alter
Witness 1 Printed Name

Rosie Residential Properties, LLC, a South
Carolina limited liability company

BY: Curtis Anthony Koller
Curtis Anthony Koller, Member

By: Deborah L. Koller
Deborah L. Koller, Member

John C. Roberts
Witness 2

John C. Roberts
Witness 2 Printed Name

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGEMENT

COUNTY OF YORK

)

I, the undersigned notary public, do hereby certify that the above named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of September, 2022.

John C. Roberts
Notary Public for the State of South Carolina
My Commission Expires: 11/21/31

