

YORK COUNTY, SC	
2023011802	DEED
RECORDING FEES	\$15.00
EXEMPT	
04-24-2023	12:17:11 PM
BK:RB 20720	PG:215-218

Prepared by and return to:

Monk Law Firm, PLLC
1701 First Baxter Crossing, Ste. 101
Fort Mill, SC 29708

DEED PREPARED ONLY; TITLE NOT SEARCHED
BY PREPARER

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK) QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 24th day of April, 2023, by and between **JASON C. MARRIOTT AND ERIN MARRIOTT**, hereinafter referred to as "Grantor," and **JASON CLEMINSON MARRIOTT AND ERIN LYNN MARRIOTT, TRUSTEES OF THE MARRIOTT FAMILY LIVING TRUST, DATED APRIL 24, 2023, AND ANY AMENDMENTS THERETO** residing in the State of South Carolina having an address of 322 Forsythia Lane, Tega Cay, SC 29708, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, remise, release and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, any and all of Grantor's remaining right, title, and interest in and to the Property (being the real property described in Exhibit A, which is attached hereto and incorporated herein by this reference), together with all rights, benefits, and appurtenances pertaining thereto and all improvements affixed thereto and lying thereupon (with all of the same being considered as a part of the Property), subject, however, to the terms, provisions, and exceptions of this Quitclaim Deed.

The Property is hereby conveyed to the Grantee subject to all such matters as are of record, matters of survey, and ad valorem taxes for the 2023 tax year, which constitute a lien but are not yet due and payable. Grantor makes no warranty as to the title passed hereby.

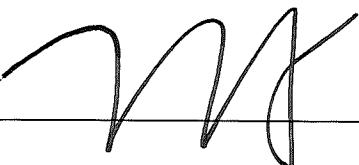
TO HAVE AND TO HOLD the Property, subject to the above easements, restrictions, and exceptions, together with any and all of the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining to, the only proper use,

benefit and behoof of the Grantee forever on the terms and conditions contained herein.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

GRANTOR:

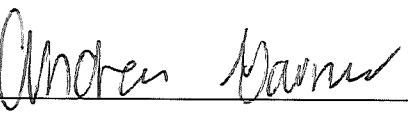
Signed, sealed and delivered
in the presence of:



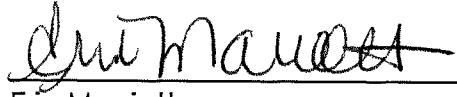
(W-1)



Jason C. Marriott



(W-2)



Erin Marriott

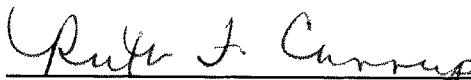
STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

PROBATE

PERSONALLY APPEARED before me the below signed witness and made oath that s/he saw Jason C. Marriott and Erin Marriott, known to him/her to be the Grantor herein named, sign, seal, and as said Grantor's act and deed, deliver the within written Quitclaim Deed for the uses and purposes therein mentioned, and that s/he, with the other witness signing above, is not a party to or beneficiary of the transaction, and witnessed the execution thereof.

SWORN to before me this 24th day
of April, 2023.

Witness #1



Ruth F. Cunnup, Notary Public for South Carolina
My Commission Expires: 10-11-2023

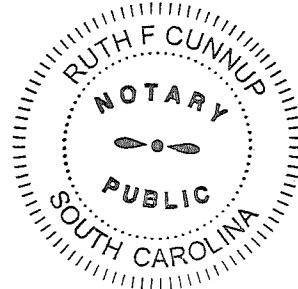


EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

All that certain piece, parcel or tract of land, lying, being and situate in the City of Tega Cay, York County, South Carolina, and being designated as Lot 712 as shown on that certain plat entitled "Final Plat of Lake Ridge (Gardendale) Phase 2, Pod H, Map 4", prepared by ESP Associates, P.A. and recorded April 26, 2016 in Plat Book 157, Page 10 & 11, in the Office of the Clerk of Court for 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.

Derivation: This being the identical property conveyed to Jason C. Marriott and Erin Marriott by deed of Toll Southeast LP Company, Inc. dated February 15, 2021 and recorded June 3, 2021 in Deed Book 19314 at Page 345 in the Office of the Clerk of Court for York County, South Carolina.

Tax Map #: 644-01-01-570

Property Address: 322 Forsythia Lane
Tega Cay, SC 29708

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 located at 322 Forsythia Lane, Tega Cay, SC 29708 in York County, South Carolina, and bearing tax map number 644-01-01-570, was transferred by Jason C. Marriott and Erin Marriott to Jason Cleminson Marriott and Erin Lynn Marriott, Trustees of the Marriott Family Living Trust, dated April 24, 2023, and any amendments thereto on April 24, 2023.
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) X The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, et seq. because **a quitclaim deed used to transfer title to a trust with no consideration paid, see S.C. Code Ann. Section 12-24-40(8).**
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:

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

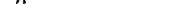
(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$_____.

(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 _____.

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

Jason C. Marriott
Jason C. Marriott


Erin Marriott

SWORN to before me this 24th day of April, 2023.

Ruth F. Cunnup
Ruth F. Cunnup, Notary Public for South Carolina
My commission expires: 10-11-2023

