

YORK COUNTY ASSESSOR

Tax Map:

155-00-00-032

Date: 07/21/2023

E H

Brice Law Firm, LLC  
P. O. Drawer 300  
York, SC 29745



2023022339

DEED  
RECORDING FEES \$15.00  
STATE TAX \$286.00  
COUNTY TAX \$121.00

PRESENTED & RECORDED:

07-21-2023 03:35:50 PM

BK: RB 20862

PG: 155 - 156

ANGIE M BRYANT  
CLERK OF COURT  
YORK COUNTY, SC  
BY: REGINA PRUITT CLERK

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

KNOW ALL MEN BY THESE PRESENTS that **Coastal Construction Group, LLC**, hereinafter referred to as "Grantor", in the State and County aforesaid, for and in Consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) Dollars to **Michael Milem, 26 N. Congress Street, Apt C, York SC 29745**, hereinafter the "Grantee", has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, **his** successors and/or assigns forever, the following described real property, to wit:

**All that certain piece, parcel or tract of land situate on Black Highway, in Kings Mountain Township, York County, South Carolina, containing 6.387 acres, more or less, and being shown and described on plat entitled "Subdivision Survey for Calvin Ford", dated March 17, 2021, prepared by Hucks and Associates, P.C. and recorded in Plat Book 166, Page 485, in the Office of the Clerk of Court for York County, South Carolina. Said plat being incorporated herein and made a part thereof for a more accurate description as if more fully set forth.**

**SUBJECT TO road and overlap per above referenced Plat at Book 166, Page 485.**

**DERIVATION: This being the property conveyed to Coastal Construction Group, LLC, a North Carolina Limited Liability Company, by deed of Grice Agency, LLC, recorded March 15, 2023 at Book 20660, Page 370, RMC Office for York County, SC.**

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

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

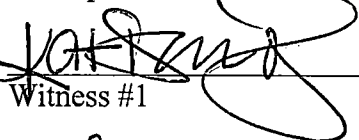
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, **his heirs and assigns.**

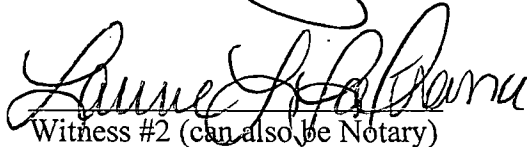
And the Grantor does hereby bind **his** heirs, Executors, Personal Representatives, and Administrators to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Heirs and Assigns, against the Grantor and the Grantor's heirs and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

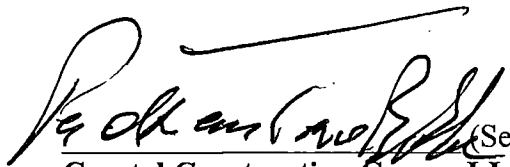
WITNESS the Hand and Seal of The Grantor(s) this the 21<sup>st</sup> day of July, 2023.

Signed, Sealed, and Delivered

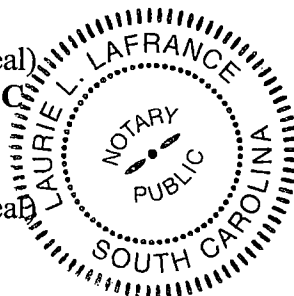
in the presence of.

  
Witness #1

  
Witness #2 (can also be Notary)

  
Coastal Construction Group, LLC  
By: Pedrian Tribble, Member

\_\_\_\_\_  
(Seal)

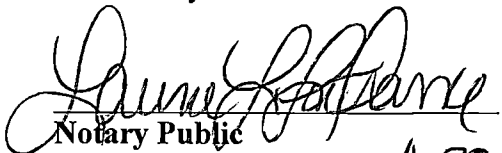


STATE OF SOUTH CAROLINA )  
COUNTY OF YORK )

ACKNOWLEDGMENT

I, the undersigned, Notary Public for the State of South Carolina, do hereby certify that **Coastal Construction Group, LLC by Pedrian Tribble, Member**, appeared before me this day and acknowledge the due execution of this foregoing instrument.

Witness my hand and seal this the 21<sup>st</sup> day of July, 2023

  
Notary Public  
My Commission Expires: 4-28-30

