


TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, Russell J Bernardo and Lara Lynn Bernardo, as joint tenants with rights of survivorship and not as tenants in common.

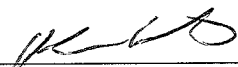
AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against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

WITNESS the Hand and Seal of Andrew Clinton and Mary Hughes this _____ and in the year of our Lord, Two Thousand and Twenty-Three (2023) and in the Two Hundred Forty Eighth (248th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:


Witness No. 1


Witness No. 2 (NOTARY)


Andrew Clinton



Mary Hughes

STATE OF Massachusetts

COUNTY OF Worcester

I, Gurdeep Randhawa, a Notary Public for the County of Worcester and State of Massachusetts, do hereby certify that **Andrew Clinton and Mary Hughes** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of August, 2023.


Notary Public

My Commission Expires: 05/26/2028

(SEAL)

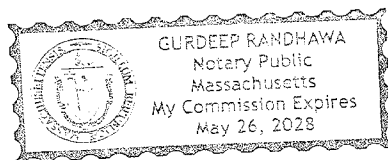


Exhibit "A"

All that certain piece, parcel or lot of land lying, being and situate in the County of York, State of South Carolina, being known and designated as Lot 7, Meadowview, Map 1, Lakeshore on Lake Wylie, as shown on a Plat thereof recorded in Plat Book C39 at Page 1, revised in Plat Book C84, at Page 7, and further shown on plat recorded in Plat Book 143 at Page 698, Office of the Clerk of Court for York County, South Carolina.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances, and restrictive or protective covenants that appear of record or that may be discerned by inspection of the premises.

DERIVATION:

This being the same property conveyed to Andrew Clinton and Mary Hughes by Warranty Deed of Thomas M Carpenter, IV and Jennifer S. Carpenter dated May 5, 2020 and recorded in Book 18246, Page 104, York County, South Carolina.

York County Tax Map No.: 643-15-01-007

Common Address: 7224 Cascading Pines Drive, Tega Cay, SC 29708

Prepared By:

Norwood, Armstrong, & Stokes, PLLC
4806 Park Road, 2nd Floor
Charlotte, NC 28209

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 is being transferred is located at 7224 Cascading Pines Drive, Tega Cay, SC 29708 bearing York County Tax Map Number 643-15-01-007, was transferred by Andrew Clinton and Mary Hughes to Russell J Bernardo and Lara Lynn Bernardo on August 23, 2023.
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 \$456,500.00.
 - 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: \$ 456,500.00
 - 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: \$ 456,500.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,689.05
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.

[Signature]

Responsible Person Connected with the Transaction

Andrew Clinton

Print or Type Name Here

STATE OF Massachusetts

COUNTY OF Worcester

I, , a Notary Public for the County of and State of , do hereby certify that Andrew Phillip Clinton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of August, 2023.

[Signature]
Notary Public

My Commission Expires: 05/26/2028

(SEAL)

