

YORK COUNTY ASSESSOR
Tax Map:
070-12-07-026
Date: 12/21/2023

YORK COUNTY, SC	
2023039843	DEED
RECORDING FEES	\$15.00
STATE TAX	\$67.60
COUNTY TAX	\$28.60
12-21-2023	12:08:41 PM
BK:RB 21094 PG:332-336	

E H

Prepared By:

Welton Law, LLC
2025 Ebenezer Road, Suite P
Rock Hill, SC 29732

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

GENERAL WARRANTY DEED

WHEREAS, HELEN THACKER died intestate on October 24, 1998 as a resident of York County, South Carolina, and owned the real property located at 101 US Highway 321 Bypass, York, SC 29745 (TMS# 070-12-07-026);

WHEREAS, it appears no probate proceedings for HELEN THACKER have been filed in York County, South Carolina;

WHEREAS, HELEN THACKER'S interest in the real property would have passed to her heirs, which are believed to be ERVIN RENRICK, SHIRLEY RENRICK, JAMES THACKER, ETHOLIA THACKER, BERNICE T. WILLIAMS, SYLVESTER THACKER, RAYONA THACKER, and DAISY LEE THACKER;

WHEREAS, the testate estate of DAISY LEE THACKER was probated in York County, South Carolina (File No. 2000-ES-46-00435);

WHEREAS, DAISY LEE THACKER's interest in the real property would have passed to her heirs, which are her siblings ERVIN RENWRICK, SHIRLEY RENWRICK, JAMES THACKER, ETHOLIA THACKER, BERNICE T. WILLIAMS, SYLVESTER THACKER, and RAYONA THACKER;

WHEREAS, JAMES H. THACKER conveyed his interest to SYLVESTER THACKER by Quit Claim Deed recorded September 23, 2021, in Record Book 19619, Page 226, in the Office of the Clerk of Court for York County, South Carolina.

Grantee: Shine Time, LLC
3947 Hord Road
Sharon, SC 29742

TMS: 070-12-07-026

23-062SC

WHEREAS, RAYONA THACKER conveyed her interest to **SYLVESTER THACKER** by Quit Claim Deed recorded September 23, 2021, in Record Book 19619, Page 229, in the Office of the Clerk of Court for York County, South Carolina.

WHEREAS, ERVIN RENWRICK conveyed his interest to **SYLVESTER THACKER** by Quit Claim Deed recorded September 23, 2021, in Record Book 19619, Page 232, in the Office of the Clerk of Court for York County, South Carolina.

WHEREAS, SHIRLEY RENWRICK conveyed her interest to **SYLVESTER THACKER** by Quit Claim Deed recorded September 23, 2021, in Record Book 19619, Page 235, in the Office of the Clerk of Court for York County, South Carolina.

WHEREAS, BERNICE T. WILLIAMS conveyed her interest to **SYLVESTER THACKER** by Quit Claim Deed recorded September 23, 2021, in Record Book 19619, Page 238, in the Office of the Clerk of Court for York County, South Carolina.

WHEREAS, SYLVESTER THACKER conveyed his interest to **SYLVESTER THACKER** by Quit Claim Deed recorded September 23, 2021, in Record Book 19619, Page 241, in the Office of the Clerk of Court for York County, South Carolina.

WHEREAS, ETHOLIA THACKER died intestate August 13, 2016, and his estate was probated in York County, South Carolina (Probate File 2016-ES-46-01011);

WHEREAS, PATRICIA THACKER was appointed as personal representative and was the sole heir of his estate;

KNOW ALL MEN BY THESE PRESENTS, that **SYLVESTER THACKER**, individually and **PATRICIA THACKER**, individually as Personal Representation of the Estate of Etholia Thacker (Case No. 2016-ES-46-01011), and as sole heir of the Estate of Etholia Thacker (hereinafter "Grantor"), in the State aforesaid, for and in consideration of the sum of TWENTY-SIX THOUSAND AND NO/100 DOLLARS (\$26,000.00), 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 **SHINE TIME, LLC, a South Carolina limited liability company** (hereinafter "Grantee") Grantee's successors, heirs, and assignees forever all Grantor's right, title and equitable or legal interest in and to:

All that certain lot of land located in the Town of York, County of York, State of South Carolina, on the south side of U.S. Highway 321 By-pass, having a front footage on said By-Pass of 100 feet and a depth of 100 feet, being the identical property described in Deed of Charles F. Nunn, Judge of Probate for York County, S.C. to Belle G. Dunlap dated August 3, 1964 and recorded in Deed Book 327 at page 80, R.M.C. Office for York County, S.C. to which deed reference is made for a more particular description as to size, shape and dimensions.

DERIVATION: This being the same property conveyed to Helen Thacker by Deed of Daisy Thacker, dated April 19, 1988, recorded April 22, 1988, in Record Book 1019, Page 159, in the Office of the Clerk of Court for York County, South Carolina; Helen Thacker died on October 24, 1998 and no estate was probated so her estate

passed to heirs as provided here in; subsequently six-sevenths interests were conveyed to Sylvester Thacker by Quit Claim Deeds recorded September 23, 2021 in Record Book 19619, Pages 226, 229, 232, 235, 238, and 241.

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 said premises before mentioned unto the said Grantee, **SHINE TIME, LLC, a South Carolina limited liability company**, and Grantee's successors, heirs and assigns forever in fee simple.

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.

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.

WITNESS the Hand and Seal of **SYLVESTER THACKER, individually** this 20th day of December 2023.

Signed, Sealed and Delivered
in the presence of:

Jeffrey Musselman
Witness No. 1
Crystal L. Welton
Witness No. 2 (NOTARY)

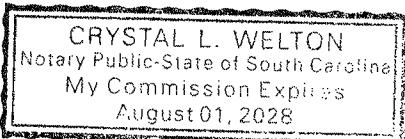
Sylvester Thacker
SYLVESTER THACKER, individually

STATE OF SOUTH CAROLINA

STATE OF YORK

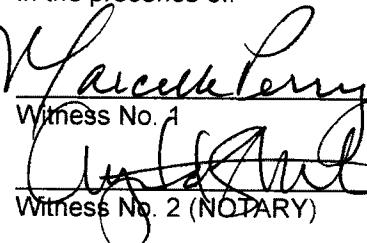
The foregoing instrument was acknowledged before me this 20th day of December, 2023 by **SYLVESTER THACKER, individually**.

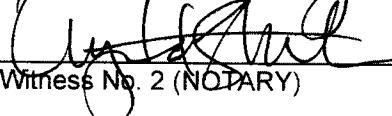
Crystal L. Welton
Notary Public for State of South Carolina
Printed Name: Crystal L. Welton
My Commission Expires: August 1, 2028



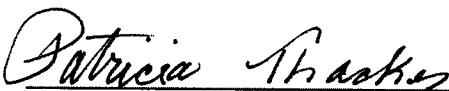
WITNESS the Hand and Seal of PATRICIA THACKER, individually as Personal Representation of the Estate of Etholia Thacker (Case No. 2016-ES-46-01011), and as sole heir of the Estate of Etholia Thacker this 20th day of December 2023.

Signed, Sealed and Delivered
in the presence of:



Witness No. 1


Witness No. 2 (NOTARY)

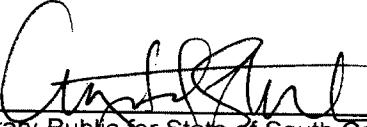


PATRICIA THACKER, individually, as Personal Representation of the Estate of Etholia Thacker (Case No. 2016-ES-46-01011), and as sole heir of the Estate of Etholia Thacker

STATE OF SOUTH CAROLINA

STATE OF YORK

The foregoing instrument was acknowledged before me this 20th day of December, 2023 by PATRICIA THACKER, individually as Personal Representation of the Estate of Etholia Thacker (Case No. 2016-ES-46-01011), and as sole heir of the Estate of Etholia Thacker.



Notary Public for State of South Carolina
Printed Name: Crystal L. Welton
My Commission Expires: August 1, 2028

