

**YORK COUNTY ASSESSOR**

**Tax Map:**

**651-04-01-177**

**Date: 10/03/2024**

**E H**

YORK COUNTY, SC	
2024031624	DEED QUIT CLAIM
RECORDING FEES	\$15.00
EXEMPT	
10-03-2024	08:04:08 AM
BK:RB 21544	PG:14-17

Space above this line is intended for Recording Data

Return To:  
Simpson Law Firm, LLC  
1188 Stonecrest Blvd., Ste. 105  
Fort Mill, South Carolina 29708

DEED PREPARED ONLY: TITLE CERTIFICATION NEITHER  
REQUESTED NOR COMPLETED. NO RESPONSIBILITY ASSUMED  
FOR CERTIFICATION OF TITLE, CLOSING TRANSACTION,  
OR WITHHOLDING TAXES ON PAYMENTS TO NON-RESIDENTS.

**STATE OF SOUTH CAROLINA**

**COUNTY OF YORK**



**TITLE TO REAL ESTATE  
QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Mary Bryer and Jerry Bryer** (hereinafter known as "Grantor(s)"), in consideration of **\*\*\*SEE AFFIDAVIT\*\*\***, to the Grantor(s) in hand paid at and before the sealing of these presents, by **Jerry Kim Bryer and Mary Ellen Bryer, Trustees, or their successor(s) in the interest of the Jerry Kim Bryer and Mary Ellen Bryer Family Trust, and any amendments or restatements thereto, dated December 18, 2014,** (hereinafter called "Grantee(s)") in the State aforesaid, the receipt of which is hereby acknowledged, subject, however, to the limitations set out below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s), their heirs and assigns, all of their right, title and interest the following described real property:

Property Address: 220 Garnet Court, Fort Mill, SC 29708

Grantee/Mailing Address: 220 Garnet Court, Fort Mill, SC 29708

More particularly described as follows:

**See Attachment Exhibit "A".**

**DERIVATION: This being all or a portion of the same property conveyed to Grantor(s) herein by Deed and recorded on March 1, 2022, in Book 20016, Page 134-137 in the Office of the Clerk of Court for York County, South Carolina.**

TMS/PARCEL NUMBER: 651-04-01-177

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RESTRICTIONS, RESERVATIONS, AND AGREEMENTS, ZONING ORDINANCES OR EASEMENTS THAT MAY APPEAR OF RECORD**

**ON THE RECORDED PLATS OR PREMISES OR WITHIN THE CHAIN OF TITLE, AND IS MADE SUBJECT TO ALL MATTERS APPARENT UPON A REASONABLE INSPECTION OF THE PREMISES. NO NEW BOUNDARY LINES ARE CREATED BY THIS CONVEYANCE.**

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident appertaining;

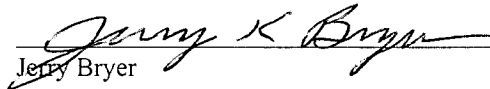
TO HAVE AND TO HOLD all singular the premises before mentioned unto the Grantees, and the Grantees' heirs and assigns forever. And the said Grantors do hereby bind Grantors and Grantors' Successors and Assigns, to warrant and defend all and singular the said premises unto the said Grantees, as aforesaid, its successors and assigns, against Grantors and the Successors and Assigns of the Grantor lawfully claiming, but against no others.

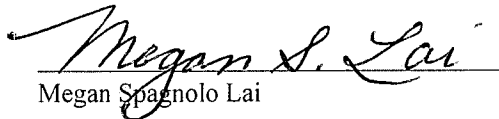
Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

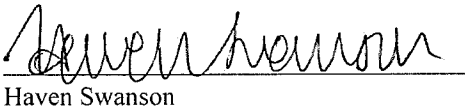
WITNESS, the Grantors, undersigned, have caused these presents to be executed by their hand and seal this 2<sup>nd</sup> day of October 2024.

SIGNED, SEALED AND DELIVERED  
in the presence of:

  
Mary Bryer

  
Jerry Bryer

  
Megan Spagnolo Lai

  
Haven Swanson

STATE OF SOUTH CAROLINA

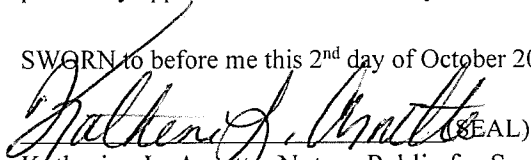
COUNTY OF YORK

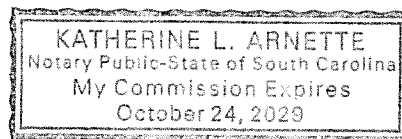
}

ACKNOWLEDGMENT

I, Katherine L. Arnette, a Notary Public for South Carolina, do hereby certify that the above GRANTOR(S) personally appeared before me this day and acknowledged the due execution of the foregoing document.

SWORN to before me this 2<sup>nd</sup> day of October 2024.

  
Katherine L. Arnette, Notary Public for South Carolina  
My Commission Expires on October 24, 2029



## **Exhibit A**

All that certain piece, parcel or lot of land lying, being and situate with any and all improvements thereon, in the State of South Carolina; County of York, being designated as Lot 504 of Four Seasons at Gold Hill Subdivision, as shown in Plat Book C-335 at Page 6, in the Office of the Clerk of Court for York County, South Carolina, to which plat reference is made for a more particular description as to metes and bounds.

STATE OF SOUTH CAROLINA ) AFFIDAVIT OF EXEMPT TRANSFER  
COUNTY OF YORK )

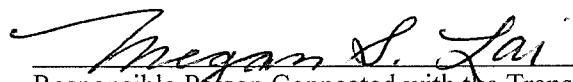
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this Affidavit and I understand such information.
2. The property being transferred is located at **220 Garnet Court, Fort Mill, SC 29708**, bearing YORK County Tax Map Number **651-04-01-177**, was transferred by **Mary Bryer and Jerry Bryer to Jerry Kim Bryer and Mary Ellen Bryer, the Trustees, or their successor(s) in interest of the Jerry Kim Bryer and Mary Ellen Bryer, Trustees, or their successor(s) in the interest of the Jerry Kim Bryer and Mary Ellen Bryer Family Trust, and any amendments or restatements thereto, dated December 18, 2014, on October 2, 2024.**

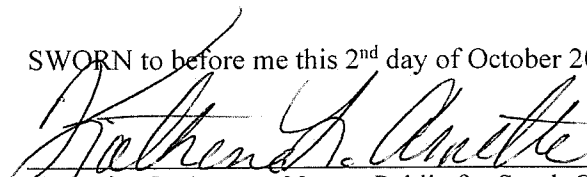
3. The deed is exempt from the deed recording fee because (See information section of Affidavit):  
8

If exempt under exemption #14 described in the Information section of this affidavit, did the agent and principal relationship exist at the time of original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_ or No \_\_\_.

4. As required by Code Section 12-24-70, I state that I am the responsible person who was connected with the transaction as: Megan Spagnolo Lai, Attorney.
5. I understand that as 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.

  
Responsible Person Connected with the Transaction  
Megan Spagnolo Lai

SWORN to before me this 2<sup>nd</sup> day of October 2024

  
Katherine L. Arnette, Notary Public for South Carolina  
My Commission Expires on October 24, 2029

