

YORK COUNTY ASSESSOR

Tax Map: 020-01-06-015
Date: 10/03/2024

E H

AFTER RECORDING RETURN TO:
Palmetto Law Associates, LLC
1171 Market Street, Suite 204
Fort Mill, SC 29708
Firm File # 24-219

| | |
|-----------------|-------------|
| YORK COUNTY, SC | |
| 2024031621 | DEED |
| RECORDING FEES | \$15.00 |
| STATE TAX | \$728.00 |
| COUNTY TAX | \$308.00 |
| 10-03-2024 | 08:03:47 AM |
| BK:RB 21543 | PG:480-483 |

----- Space above this line for recording information -----

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

KNOW ALL MEN BY THESE PRESENTS THAT, **Jeffrey T. Farwell and Hanna E. Farwell**, herein referred to as Grantor(s) for and in consideration of TWO HUNDRED EIGHTY THOUSAND AND 00/100 (**\$280,000.00**) Dollars, paid by **Robert Aknazarov and Rezeda Aknazarova and Kyle Smith and Elmira Smith**, as joint tenants with the rights of survivorship and not as tenants in common, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s), his/her/their heirs, successors, and assigns forever:

All that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of York, being designated as Lot E-3 as shown on a plat entitled "The Springs Cotton Mills, Lancaster SC Fort Mill Plant Subdivision North" dated Janurary, 1957, prepared by L.J. Jordan and recorded in Plat Book 15, at Page 24, and being further shown on plat of property recorded in Book 121 at page 478, 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.

DERIVATION: This being all or a portion of the property conveyed unto the Grantors named herein by Deed of Alta Shishunee, dated January 30, 2018 and recorded in Book 16816, at Page 180, in the Office of the Clerk of Court for York County, South Carolina.

This conveyance is made subject to all easements restrictions, and rights of way, if any, appearing of record in the chain of title of the subject property or visible upon an actual, physical inspection of the subject property.

Grantee(s)' Address: **309 Banks Street, Fort Mill, SC 29715**

Tax/Map No. **020-01-06-015**

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(s), as joint tenants with the rights of survivorship and not as tenants in common, his/her/their heirs and assigns forever.

AND THE GRANTOR does hereby bind Grantor(s)' successors, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee(s), his/her/their heirs and assigns, against Grantor(s) and Grantor(s)' successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[THIS SPACE LEFT BLANK INTENTIONALLY]

WITNESS our Hand and Seal this 2nd day of October, 2024.
Signed, Sealed and Delivered
in the Presence of:

Witness # 1

Jeffrey T. Farwell

Witness # 2

Hanna E. Farwell

STATE OF SOUTH CAROLINA

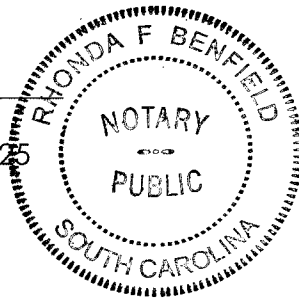
ACKNOWLEDGEMENT

COUNTY OF YORK

I, Rhonda F. Benfield, a Notary Public, do hereby certify that **Jeffrey T. Farwell and Hanna E. Farwell** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and seal this 2nd day of October, 2024.

Notary Public for South Carolina
My Commission Expires: 12/03/2025



AFFIDAVIT OF CONSIDERATION

STATE OF SOUTH CAROLINA
COUNTY OF YORK

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 being transferred is located at 315 Jackson Street, Fort Mill, SC 29715, bearing York County TMS # 020-01-06-015 is being transferred by Jeffrey T. Farwell and Hanna E. Farwell to Robert Aknazarov and Rezeda Aknazarova and Kyle Smith and Elmira Smith on 10/02/24.
- 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 transferred to a trust or a distribution to a trust beneficiary.

(c) Exempt from the deed recording fee because: (Site the correct exemption # 1-13)
(If exempt, skip items 4 – 6 and proceed to item 7.)

- 4. Check one of the following, which applies to this conveyance.
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 280,000.00.
 - (b) The fee is computed on the fair market value of _____.
 - (c) The fee is computed on the value established for tax purposes as _____.

5. Check Yes or No . A lien or encumbrance is being assumed as part of the conveyance. If "Yes" the outstanding balance of the encumbrance is _____.
If a recorded mortgage is assumed (Recorded at Book _____ Page _____.)

- 6. The deed recording fee is computed as follows:
 - (a) The amount listed in item 4 above: \$280,000.00.
 - (b) The amount listed in item 5 above: \$ _____ (Zero, if no amount is listed)
 - (c) Subtract line 6(b) from 6(a) \$ 280,000.00.

7. As required by Code Section 12 -24-70, I state that I am a responsible party connected with this conveyance as: Grantor

8. I understand that furnishing a false or fraudulent affidavit is a misdemeanor and upon conviction, is punishable by a fine not more than one thousand dollars or imprisonment not more than one year, or both.

Responsible person connected with transaction

Kyle Smith
Kyle Smith

SWORN to before me this 2nd day of October, 2024

[Signature]
Notary Public for South Carolina
Commission Expires 12/03/2025

