

YORK COUNTY ASSESSOR

Tax Map:

514-00-00-011

Date: 10/03/2024

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YORK COUNTY, SC	
2024031668	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1040.00
COUNTY TAX	\$440.00
10-03-2024	09:47:28 AM
EK:RB 21544	PG:229-232

STATE OF SOUTH CAROLINA)

)

TITLE UNDER ORDER OF COURT

COUNTY OF YORK)

)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, in an action in the Court of Common Pleas for York County entitled: Janath Simpson, Plaintiff(s), vs. Agurs Linward Cathcart, Shenika Roberts, Teresia Lindsay, Kadeem Emmerick Finney, Brenda Lee, Hugh Cathcart, Albert Mack Bailey, Wanda Bailey, Joan Myatt, Gail Roberts, Carolyn Peeler, Jerry L. Simpson, and Linda Cathcart Defendant(s), Case Number 2024-CP46-00968, and pursuant to an Order for Judgment, filed on July 29, 2024 ("Order"), it was decreed that the property hereinafter described could be partitioned and sold by private sale, for the purposes set forth in the aforementioned Order, as particularly set forth therein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, Master in Equity of York County, pursuant to the aforementioned Order, and in consideration of the sum of four hundred thousand and 00/100 Dollars (\$400,000.00) paid in hand by JD Renovations, LLC, a South Carolina limited liability company, hereinafter Grantee(s), to the Plaintiff, do grant, bargain, sell and release unto the said Grantee(s), its successors and assigns forever, the following described real estate:

ALL THAT CERTAIN PIECE, parcel or tract of land situated in State of South Carolina, County of York, Bethesda Township, and about 2 1/2 to 3 miles West of Ogden having the following courses and distances, to wit: Beginning at a point in the center of road, corner of property belonging to Henry Dunlap running thence with road N. 56 E. 250.8 feet to point in center of road N. 85 E. 190 feet to stake corner of division line between the said James Cathcart and Lawson Cathcart, running thence with division line S. 41 E. 650 feet to point in the center of farm road; thence with road N. 49 E. 290 feet; N. 64 E. 50 feet; N. 82 E. 50 feet; S. 86 1/2 E. 200 feet to point in road; thence S. 5 1/2 W. 547 feet to center of road again; thence with road again S. 14 E. 153 feet; S. 2 E. 100 feet; and due south 700 feet to a stake on line of property belonging to Estate of A.L. Neely; thence with said Neely line S. 85 W. 1054 feet to a stake; thence N. 20 E. 1052 feet to wild cherry; thence N. 50 1/2 W. 1048.2 feet to the beginning, containing 28 acres of land more or less. Bounded by lands of Hollis Estate, by tract of land conveyed to Lawson Cathcart, by lands of A.L. Neely and lands of Henry Dunlap.

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DERIVATION: This being the same property conveyed to James L. Cathcart, Johnnie Cathcart, Isabell C. Bailey, Ponzelle Simpson, Sally Mae Calhoun, Fannie Mae Cathcart by Warranty Deed of Annie M. Cathcart dated October 24, 1985 and recorded October 25, 1985 in Record Book 848, Page 219, York County, South Carolina; subsequently, an Order was entered on July 29, 2024, to quiet title to the property in the names of Janath Simpson, Agurs Linward Cathcart, Shenika Roberts, Teresia Lindsay, Kadeem Emmerick Finney, Brenda Lee, Hugh Cathcart, Albert Mack Bailey, Wanda Bailey, Joan Myatt, Gail Roberts, Carolyn Peeler, Jerry L. Simpson and Linda Cathcart and to partition such property by sale, which was recorded on September 17, 2024 in Record Book 21514, Page 1 in the Office of the Clerk of Court for York County, South Carolina.

TMS# 514-00-00-011

Property Address: 871 Lark Lane, Rock Hill, SC 29730


ADDRESS OF GRANTEE(S): JD Renovations, LLC
528 Copley Drive
Rock Hill, SC 29732

TOGETHER with all and singular, the hereditaments, rights, members and appurtenances whatsoever to the said property belonging, and also any and all estate, title, interest, or claim therein whatsoever of all parties to the aforementioned action, and of all other persons who might rightfully claim the same or any part thereof, by, from, or under them, or either of them;

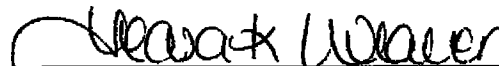
TO HAVE AND TO HOLD all and singular the above-described premises unto the Grantee(s) its Successors and Assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Master In Equity for York County, South Carolina, this 21st day of September, 2024.

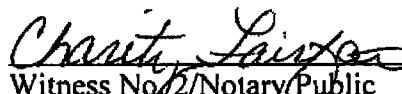
Signed, Sealed and delivered
in the presence of:



Witness No. 1

 (SEAL)

Honorable Teasa K. Weaver
Master-In-Equity for York County



Witness No. 2/Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

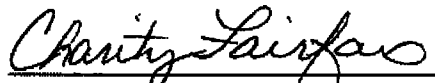
PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw Honorable Teasa K. Weaver, as Master in Equity for York County, sign, seal and deliver the within Deed; and that deponent, together with the other witness signed their names as witnesses thereto. The subscribing witness certified to the notary under oath or by affirmation that the subscribing witness is not a party to or beneficiary of the transaction, signed the record as a subscribing witness, and witnessed the principal sign the record.

WITNESS our hands and seals on this 24th day of September, 2024.

SWORN to before me this
24th day of September, 2024.



Witness No. 1

 (L.S.)
Notary Public for South Carolina

My commission expires: June 20, 2029

**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 being transferred is located at 871 Lark Lane (28 acres), Rock Hill, SC 29730 bearing York County Tax Map Number 514-00-00-011, was transferred by Teasa K. Weaver, Master in Equity for York County, South Carolina, on behalf of Janath Simpson and Agurs Linward Cathcart and Shenika Roberts and Teresia Lindsay and Kadeem Emmerick Finney and Brenda Lee and Hugh Cathcart and Albert Mack Bailey and Wanda Bailey and Joan Myatt and Gail Roberts and Carolyn Peeler and Jerry L. Simpson and Linda Cathcart to JD Renovations, LLC, a South Carolina limited liability company, on October 2, 2024.
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 **\$400,000.00**.
 - 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "YES", the amount of the outstanding balance of this lien or encumbrance is \$ _____.

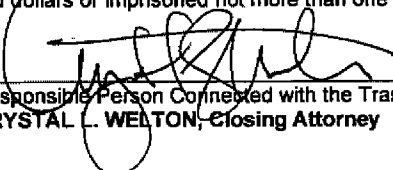
6. The deed recording fee is computed as follows:

a. Place the amount listed in the item 4 above here:	\$ _____ 400,000.00
b. Place the amount listed in item 5 above here: (if no amount is listing, place zero here.)	\$ _____ 0.00
c. Subtract Line 6(b) from Line 6(a) and place the result here:	\$ _____ 400,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$1,480.00**

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing Attorney

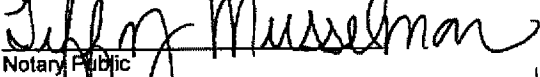
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



 Responsible Person Connected with the Transaction
CRYSTAL L. WELTON, Closing Attorney

State of South Carolina
County of York

Signed and sworn to before me the 2nd of October, 2024.


Notary Public

Affix stamp/seal

TIFFANY MUSSELMAN
 Notary Public - State of South Carolina
 My Commission Expires
 January 19, 2033