

YORK COUNTY ASSESSOR

Tax Map:

583-00-00-011

Date: 10/03/2024

RECORD AND RETURN TO:

Julia Childress Khaled, Attorney
Khaled Elder Law
1430 Ebenezer Road, Suite 104
Rock Hill, South Carolina 29732

E H

YORK COUNTY, SC	
2024031672	DEED
RECORDING FEES	\$15.00
EXEMPT	
10-03-2024	10:05:50 AM
BK:RB 21544	PG:251-254

Deed Prepared Only: No Responsibility Assumed for Certification of Title, Liens, Closing Transaction or Withholding Taxes on Payments to Non-Residents

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF YORK

NO TITLE SEARCH REQUESTED NOR PERFORMED

KNOW ALL MEN BY THESE PRESENTS THAT, We, **Clyde H. Hayes, Jr.** and **Zula D. Hayes**, herein referred to as Grantors in the State aforesaid, for and in consideration of the sum of **LOVE AND AFFECTION and no other valuable consideration** to me paid by **Dana H. Baker, Trustee Of The Hayes Irrevocable Family Trust, dated September 17, 2024**, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, **Dana H. Baker, Trustee Of The Hayes Irrevocable Family Trust, dated September 17, 2024**, their successors, and assigns forever the following described real property to wit:

SEE ATTACHMENT
EXHIBIT "A"
PROPERTY DESCRIPTION

Tax Map Number: 583-00-00-011
Property Address: 4253 Whistlestop Lane, York, South Carolina 29745
Grantees' Address: 4253 Whistlestop Lane, York, South Carolina 29745

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises, of record, including matters shown on recorded plats.

TOGETHER with all and singular, the rights, members, hereditament 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 Grantees, **Dana H. Baker, Trustee Of The Hayes Irrevocable Family Trust, dated September 17, 2024**, their heirs, successors, and assigns forever.

AND THE GRANTORS, **Clyde H. Hayes, Jr.** and **Zula D. Hayes**, does hereby bind the Grantors, and the Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, **Dana H. Baker, Trustee Of The Hayes Irrevocable Family Trust, dated September 17, 2024**, their heirs, successors, and assigns, against Grantors and Grantors' heirs, successors, and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS Hand and Seal on this day, September 17, 2024.

Signed, Sealed and Delivered in the Presence of:

Louise P. Griffith
Louise P. Griffith

Clyde H Hayes, Jr.
Clyde H. Hayes, Jr.

Bonnie E. Guinn
Bonnie E. Guinn

Zula D. Hayes
Zula D. Hayes

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK) ACKNOWLEDGMENT

I, Bonnie E. Guinn, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by the Principals and was executed and acknowledged to be the free act and voluntary deed of the Principals.

WITNESS my signature on this day, September 17, 2024.

BONNIE E. GUINN
Notary Public, State of South Carolina
My Commission Expires Feb. 16, 2028

Bonnie E. Guinn
Bonnie E. Guinn
Notary Public for South Carolina
My commission expires: 02/16/2028

EXHIBIT "A"
Property Description

All that certain piece, parcel or lot of real property, with any and all improvements that might be situate and located thereon, lying and being on a cul-de-sac on Whistle Stop Lane in Ebenezer Township, York County, South Carolina, containing 0.79 acres, more or less and being more particular known and shown as Lot No. 126, according to a plat of survey entitled "Clyde Harold Hayes, Jr. and Zula Dixon Hayes", prepared by Lawrence R. Isbell, RLS, dated July 24, 1992 and recorded in Plat Book 113 at Page 9, R.M.C. Office for York County, South Carolina as follows: BEGINNING at a point on or near the edge of Whistle Stop Lane, same being the eastern most corner herein; thence S. 33-27-00 W. 233.00 feet, more or less to corner; thence N. 72-28 W. 37.4 feet; thence N. 557-57 W. 17.7 feet; thence N. 84-07 W. 29.4 feet, thence N. 66-16 W. 35.6 feet; thence N. 38-05 W. 33.1 feet; thence N. 48-13 W. 17.0 feet; thence N. 57-59 W. 59.0 feet to point on cul-de-sac of above named street; thence R=50.00 feet, L=51.09 feet; thence S. 79-28-00 E. 78.30 feet, more or less to corner and point of beginning.

This conveyance is made subject to any and all easements, restrictions or rights of way visible, in place, of record or in the chain of title.

DERIVATION: This being the identical piece, parcel or lot of land conveyed to Clyde H. Hayes, Jr. and Zula D. Hayes, by deed of Thomas L. Weeks, recorded on July 28, 1992 in Deed Book 510 at Page 350 in the Office of the Clerk of Court for York County, South Carolina.

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK

AFFIDAVIT OF EXEMPT TRANSFERS)

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 bearing York County Tax Map Number: 583-00-00-011 was transferred by **Clyde H. Hayes, Jr.** and **Zula D. Hayes** to **Dana H. Baker, Trustee Of The Hayes Irrevocable Family Trust, dated September 17, 2024**, on September 17, 2024.
3. The deed is exempt from the deed recording fee because: Item #8.
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors.
5. 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.

Clyde H Hayes Jr.
Clyde H. Hayes, Jr.

Zula D. Hayes
Zula D. Hayes

Sworn to before me on this day, September 17, 2024

Bonnie E. Guinn
Bonnie E. Guinn
Notary Public for South Carolina
My commission expires: 02/16/2028

BONNIE E. GUINN
Notary Public, State of South Carolina
My Commission Expires Feb. 16, 2028