

YORK COUNTY ASSESSOR

Tax Map:
662-04-01-002
Date: 10/03/2024

EH

YORK COUNTY, SC	
2024031693	DEED
RECORDING FEES	\$15.00
STATE TAX	\$438.10
COUNTY TAX	\$185.35
10-03-2024	10:34:41 AM
BK:RB 21544	PG:354-357

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

Legal Description: 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 Unit 1624 of Hunters Chase Subdivision, being shown on a plat of property surveyed for Hunters Chase, as shown in Plat Book 77, at Page 166, 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.

Property Address: 1624 Hunters Trail Rock Hill, SC 29732
TMS: 662-04-01-002

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, subject to the matters set forth above, unto the said **Susan M. Boyce**, Grantee's heirs and assigns, forever.

AND the undersigned does hereby bind Grantor, Grantor's heirs, successors, assigns, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Susan M. Boyce, as Joint Tenants**, Grantee's heirs and assigns, forever, against Grantors and Grantors' heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

*****SEE SIGNATURES ON NEXT PAGE*****

WITNESS my Hand and Seal, this 3 day of October, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Somer Beavers
Signature of Witness

[Signature]
Susan M. Frounfelter

C-812
Signature of Notary
(same as Acknowledgment below)

STATE OF NC)
COUNTY OF Mecklenburg)

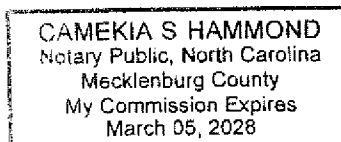
ACKNOWLEDGMENT

I Camekia S Hammond, the undersigned Notary Public for the State of NC, do certify that Susan M. Frounfelter, the within named Grantor(s) personally appeared before me, and having satisfactorily proven to be the person(s) whose name(s) is/are subscribed above, has/have acknowledged the due execution of the within Deed.

Witness my official seal this 3 day of October, 2024

C-812
Notary Public for the State of NC
Print Notary's Name Camekia S Hammond
My Commission Expires: _____

(affix seal)



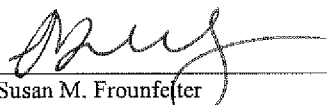
STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

AFFIDAVIT

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 1624 Hunters Trail, Rock Hill, SC 29732 bearing York County Tax Map #662-04-01-002, was transferred by Susan M. Frounfelter to Susan M. Boyce on October 3, 2024.
3. Check one of the following: The deed is
 - (a) X 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 as 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).
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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$168,375.00
 - (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 X 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. 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 item 4 above here:	<u>\$168,375.00</u>
(b)	Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	<u>\$-0-</u>
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$168,375.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$623.45.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
9. I understand that a person required to furnish this affidavit who wilfully 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.



Susan M. Frounfelter

SWORN to before me this 3
day of October, 2024

C. S. H.
Notary Public for Mecklenburg County
Print Notary's Name Camekia S. Hammond
My Commission Expires: _____

CAMEKIA S HAMMOND Notary Public, North Carolina Mecklenburg County My Commission Expires March 05, 2028
