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Recording Requested By and
When Recorded Mail to:

Midtown Property Law
4800 Six Forks Road, Suite 120
Raleigh, NC 27609

YORK COUNTY, SC	
2024035089	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1196.00
COUNTY TAX	\$506.00
11-01-2024	09:18:25 AM
BK:RB 21592	PG:464-467

Recording Time, Book & Page

SOUTH CAROLINA GENERAL WARRANTY DEED

COUNTY: York
CITY: Rock Hill

TAX MAP NUMBER: 597-04-01-042
DATE: October 31, 2024

Grantor

Michelle Baillargeon (fka Michelle Knapp), an unmarried woman

Grantee

Daniel Joel McPeters and Maria Rose McPeters, husband and wife as joint tenants with right or survivorship
341 59th Street
Newport News, VA 23607

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation, partnership, limited liability

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of FOUR HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$460,000.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, **SUBJECT TO** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the “Premises”) described as follows:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT “A”. ATTACHED HERE TO AND MADE A PART HEREOF.

A plat of the subject property is recorded in Plat Book 134 at Page 800

Derivation: This being the same property conveyed to Grantor by Deed of 1/8/2024 and recorded 1/9/2024 in the Office of the Register of Deeds for York County in Deed Book 21113 at Page 88-91.

This conveyance is made **SUBJECT TO**:

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee’s heirs successors and assigns forever.

And, **SUBJECT TO** the matters set forth above, Grantor does hereby bind Grantor and Grantor’s heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee’s heirs, successors and assigns against Grantor and Grantor’s successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed under seal this 31st day of October, 2024.

This form is a basic form intended for use only by South Carolina licensed attorneys. Use by others may constitute the unauthorized practice of law.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
WITNESS
[Signature]
WITNESS

GRANTOR(S)
[Signature]
Michelle Baillargeon (fka Michelle Knapp)

STATE OF NORTH CAROLINA ^{VM}
COUNTY OF Mecklenburg

I, Vincent McKinney, Notary Public, do hereby certify that Michelle Baillargeon (fka Michelle Knapp) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 30 day of October, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/24/2026



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EXHIBIT "A"

Property Address: 101 Scottie Court, Rock Hill, SC 29730

Property Description: All that certain piece, parcel or lot of land with all improvements thereon, lying being and situate in the County of York, State of South Carolina, and being shown and designated as Lot 40 Highland Creek Subdivision, Phase 1 as shown on plat entitled "Final Plat Highland Creek Subdivision, Phase 1" dated 06/03/1996, prepared by James T. Poore, Jr., RLS and recorded in the Office of the Clerk of Court for York County, South Carolina in Plat Book A- 129, Page 9 and being more particularly shown on plat entitled "Property Surveyed for Terry Lloyd" dated 05/14/1997, prepared by J. B. Fisher, SCRLS and recorded in Plat Book 134, Page 800, and having such metes, bounds, courses and distances as reference to said plat will more fully appear.

DERIVATION: This being the same property conveyed to Michelle Knapp by virtue of Title to Real Estate from Thomas Knapp, dated January 8, 2024, and recorded on January 9, 2024 in Book 21113, at Page 88, in the Office of the Clerk of Court for York County, South Carolina.

Property Address: 101 Scottie Court, Rock Hill, SC 29730

Parcel ID: 597-04-01-042

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North Carolina
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF Mecklenburg

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 101 Scottie Court Rock Hill SC 29730
bearing York County Tax Map Number 597-04-01-042, was transferred
by Michelle Baillargeon
to Daniel and Maria McPeters on October 31 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 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) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of
\$460,000.00
(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. 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>\$460,000.00</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>\$460,000.00</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:
\$1,702.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Settlement agent
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.

SWORN to before me this 31
day of October 2024
Danot McPeters
Notary Public for North Carolina
My Commission Expires 10/24/2026

Michael Bender
Responsible Person Connected with the Transaction
[Signature]
Print or Type Name Here

