

YORK COUNTY ASSESSOR

Tax Map:

597-01-02-031

Date: 08/19/2025

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This Instrument Was Prepared Without

Benefit of Title Examination by:

McNaught & Clements, PLLC

14045 Ballantyne Corporate Place,

Suite 500A

Charlotte, North Carolina 28277

YORK COUNTY, SC	
2025027592	DEED
RECORDING FEES	\$15.00
STATE TAX	\$800.80
COUNTY TAX	\$338.80
08-19-2025	08:03:13 AM
BK:RB 22086	PG:395-400

(Please do not write above this line – Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA

)

WARRANTY DEED

COUNTY OF YORK

)

KNOW ALL MEN BY THESE PRESENTS, that **Leif A. Strom and Savannah L. Strom fka Savannah L. Haworth, hereinafter Grantor**, for and in consideration of the sum of THREE HUNDRED EIGHT THOUSAND AND 00/100(**\$308, 000.00**), unto us paid by **Bryan Huss, hereinafter Grantee**, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell, and release unto the said **Grantee**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

See Attached Exhibit A

Tax Map #: 597-01-02-031

Property Address: 846 Gist Road, Rock Hill, SC 29732

Grantee(s) Address:

Same as above

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property.

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**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantors do hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **Grantee**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against the Grantors' heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF our Hands and Seals this 6 day of August 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Allen

1st Witness

Leif A. Strom

Leif A. Strom

[Signature]

2nd Witness/Notary

Savannah L. Strom

Savannah L. Strom

North ^{over}
STATE OF ~~SOUTH~~ CAROLINA)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

THE foregoing instrument was acknowledged before me by Leif A. Strom and Savannah L. Strom on
this 6 day of August, 2025.

[Signature] (SIGNATURE AND SEAL)

Notary Public for North Carolina
My commission expires: 5-21-2028

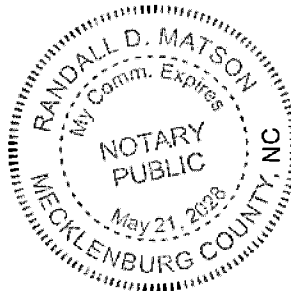


Exhibit "A"

All that certain piece, parcel or lot of land lying, being and situate in the City of Rock Hill, County of York, State of South Carolina, being shown and designated as Lot #110 on map of Westover Extension, made by R. H. Marrett, May 1955 and recorded in the Office of the Clerk of Court for York County, South Carolina in Plat Book 12 at Pages 110-111. Also shown on plat recorded in Plat Book 117 at Page 126, Office of the Clerk of Court for York County, South Carolina.

Derivation: Being the same property conveyed to Leif A. Strom and Savannah L. Haworth by deed from Ethan C. Keisler and Brook M. Keisler, dated February 23, 2024, recorded on February 23, 2024 in Book 21173, Page 332, in the Office of the Register of Deeds for York County, South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF YORK

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}

**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 846 Gist Road, Rock Hill, SC 29732 bearing York County Tax Map Number 597-01-02-031, was transferred by Leif A. Strom and Savannah L. Haworth to Bryan Jarrett Huss, in fee simple on .
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 ☒

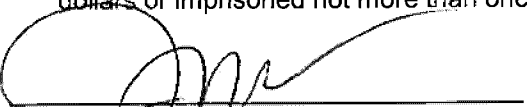
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - a. ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$308,000.00.
 - b. ☐ The fee is computed on the fair market 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: \$ 308,000.00
 - b. Place the amount listed in item 5 above here: \$ 0.00
(if no amount is listing, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 308,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:

\$ 1,139.60

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


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

Joanne Ballou
Print or Type Name Here

Subscribed and sworn to before me this
18th day of August 2015.

By Joanne Ballou


Notary Public

