

YORK COUNTY ASSESSOR
Tax Map:
020-30-01-692
Date: 09/18/2025

YORK COUNTY, SC	
2025031577	DEED QUIT CLAIM
RECORDING FEES	\$15.00
EXEMPT	
09-18-2025	08:13:50 AM
BK:RB 22142	PG:320-323

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Space above this line is intended for Recording Data

Return To:
Simpson Law Firm, LLC
1188 Stonecrest Blvd., Ste. 105
Fort Mill, South Carolina 29708

DEED PREPARED ONLY: TITLE CERTIFICATION NEITHER
REQUESTED NOR COMPLETED. NO RESPONSIBILITY ASSUMED
FOR CERTIFICATION OF TITLE, CLOSING TRANSACTION,
OR WITHHOLDING TAXES ON PAYMENTS TO NON-RESIDENTS.

STATE OF SOUTH CAROLINA

COUNTY OF YORK

**TITLE TO REAL ESTATE
QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Sam James Saad and Lisa Carla Saad** (hereinafter known as "Grantor(s)"), in consideration of *****SEE AFFIDAVIT*****, to the Grantor(s) in hand paid at and before the sealing of these presents, by **Sam James Saad and Lisa Carla Saad, Trustees, or their successors in interest, of the Joint Revocable Trust of Sam James Saad and Lisa Carla Saad, and any amendments or restatements thereto, u/t/d February 26, 2025,** (hereinafter called "Grantee(s)") in the State aforesaid, the receipt of which is hereby acknowledged, subject, however, to the limitations set out below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s), their heirs and assigns, all of their right, title and interest the following described real property:

Property Address: 1496 Porch Wisdom Court, Fort Mill, SC 29708

Grantee/Mailing Address: 1496 Porch Wisdom Court, Fort Mill, SC 29708

More particularly described as follows:

See Attachment Exhibit "A".

DERIVATION: This being all or a portion of the same property conveyed to Grantor(s) herein by Deed and recorded on July 14, 2025, in Book 22021, Pages 91-94 in the Office of the Register of Deeds for York County, South Carolina.

TMS/PARCEL NUMBER: 020-30-01-692

THIS CONVEYANCE IS MADE SUBJECT TO ANY RESTRICTIONS, RESERVATIONS, AND AGREEMENTS, ZONING ORDINANCES OR EASEMENTS THAT MAY APPEAR OF RECORD

ON THE RECORDED PLATS OR PREMISES OR WITHIN THE CHAIN OF TITLE, AND IS MADE SUBJECT TO ALL MATTERS APPARENT UPON A REASONABLE INSPECTION OF THE PREMISES. NO NEW BOUNDARY LINES ARE CREATED BY THIS CONVEYANCE.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident appertaining;

TO HAVE AND TO HOLD all singular the premises before mentioned unto the Grantees, and the Grantees' heirs and assigns forever. And the said Grantors do hereby bind Grantors and Grantors' Successors and Assigns, to warrant and defend all and singular the said premises unto the said Grantees, as aforesaid, its successors and assigns, against Grantors and the Successors and Assigns of the Grantor lawfully claiming, but against no others.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS, the Grantors, undersigned, have caused these presents to be executed by their hand and seal on, September 16, 2025.

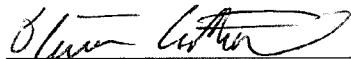
SIGNED, SEALED AND DELIVERED
in the presence of:



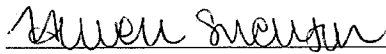
Sam James Saad



Lisa Carla Saad



Oliver Smith



Haven Swanson

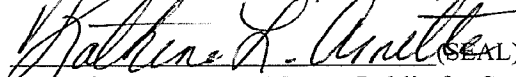
STATE OF SOUTH CAROLINA

COUNTY OF YORK

ACKNOWLEDGMENT

I, Katherine L. Arnette, a Notary Public for South Carolina, do hereby certify that the above GRANTOR(S) personally appeared before me this day and acknowledged the due execution of the foregoing document.

SWORN to before me on September 16, 2025.

 (SEAL)
Katherine L. Arnette, Notary Public for South Carolina
My Commission Expires on October 24, 2029.

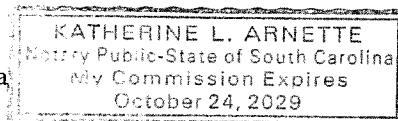


Exhibit A

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 580 of Masons Bend Subdivision, Phase 5, Map 2 as shown on plat entitled "Final Plat of Masons Bend Phase 5, Map 2" dated 10/13/2020, prepared by David A. Weirich, SCPLS and recorded in the Office of the Clerk of Court for York County, South Carolina in Plat Book 165, Pages 119-120, and having such metes, bounds, courses and distances as reference to said plat will more fully appear.

THIS CONVEYANCE is made subject to all Easements, Restrictions, Covenants, and Conditions as may appear of record.

STATE OF SOUTH CAROLINA) AFFIDAVIT OF EXEMPT TRANSFER
COUNTY OF YORK)

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 is located at 1496 Porch Wisdom Court, Fort Mill, SC 29708, bearing YORK County Tax Map Number 020-30-01-692, was transferred by Sam James Saad and Lisa Carla Saad to Sam James Saad and Lisa Carla Saad, Trustees, or their successors in interest, of the Joint Revocable Trust of Sam James Saad and Lisa Carla Saad, and any amendments or restatements thereto, u/t/d February 26, 2025, on September 16, 2025.

3. The deed is exempt from the deed recording fee because (See information section of Affidavit):
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If exempt under exemption #14 described in the Information section of this affidavit, did the agent and principal relationship exist at the time of original sale and was the purpose of this relationship to purchase the realty? Check Yes___ or No___.

4. As required by Code Section 12-24-70, I state that I am the responsible person who was connected with the transaction as: Megan Spagnolo Lai, Attorney.
5. I understand that as 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.

Megan S. Lai

Responsible Person Connected with the Transaction
Megan Spagnolo Lai

SWORN to before me on September 16, 2025

Katherine L. Arnette

Katherine L. Arnette, Notary Public for South Carolina
My Commission Expires on October 24, 2029.

