

PREPARED BY:
Hyatt Law Firm
1401 Ebenezer Road
Rock Hill, SC 29732

25-430

YORK COUNTY ASSESSOR
Tax Map:
511-00-00-006
Date: 09/18/2025

E H



2025031609

DEED
RECORDING FEES \$15.00
STATE TAX \$572.00
COUNTY TAX \$242.00
PRESENTED & RECORDED:
09-18-2025 09:09:45 AM
BK: RB 22142
PG: 448 - 450

ANGIE M BRYANT
CLERK OF COURT
YORK COUNTY, SC
BY: REGINA PRUITT CLERK

State of South Carolina

TITLE TO REAL ESTATE

County of York

KNOW ALL MEN BY THESE PRESENTS, that **Robin M. Medford and Jeffery L. Medford** (hereinafter the "Grantor") in the State aforesaid, for and in consideration of the sum of Two Hundred Twenty Thousand and 00/100 (\$220,000.00) before the sealing of these presents by **Lawrence K. Maynard** of 124 Wilmington Court, Newnan, GA 30263 (hereinafter the "Grantee") has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Grantee, his/her/their heirs, and assigns the following described real property:

All that certain piece, parcel, or lot of land lying, being and situate in the State of South Carolina, County of York, Bethesda Township, containing 3.043 acres more or less, being fronting on the 66' right of way for Champion Road for approximately 248.56 feet as shown on Plat of Property Surveyed for Benjamin Lowrimore, Shelby J. Lowrimore, and Debra S. Lowrimore, located at 3738 Champion Road, drawn by Gregg A. Bishop, SCLRS, dated October 26, 1998, recorded in Plat Book B-169 at Page 1, in the Office of the Clerk of Court for York County, South Carolina.

DERIVATION: This being the identical property conveyed to Robin M. Medford and Jeffery L. Medford by deed from Robin M. Medford recorded September 26, 2024, in Book 21530 at Page 107, in the Office of the Clerk of Court for York County, South Carolina. See also deed recorded in Book 19640 at Page 134.

TMS#511-00-00-006

This conveyance is made subject to all easements, restrictions, and rights of way, if and appearing of record in the chain of title of the subject property or visible upon an actual, physical inspection of the subject property.

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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 said premises before mentioned unto said Grantee, his/her/their heirs and assigns forever.

And the Grantor does hereby bind her/him/their/self and his/her/their Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Grantee and the Grantee's Heirs and Assigns against the Grantors and Grantor's heirs and assigns and all other persons whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS the HAND AND SEAL OF THE GRANTOR on September 15, 2025.

Signed, sealed and delivered
in the presence of:

Jan Skunk
First Witness

Robin M. Medford
Robin M. Medford

Woj
Second Witness

Jeffery L. Medford
Jeffery L. Medford

STATE OF SOUTH CAROLINA
COUNTY OF YORK

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that the above-named **Robin M. Medford and Jeffery L. Medford** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal on September 15, 2025.

Woj
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires: 07/07/2026



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 3738 Champion Road, Rock Hill, SC bearing York County Tax Map Number 511-00-00-006 was transferred by Robin M. Medford and Jeffery L. Medford to Lawrence K. Maynard on 09/15/25.

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, see below (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 \$220,000.00.

(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 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: \$220,000.00.

(b) Place the amount listed in item 5 above here: \$0.00. (If no amount is listed, place zero here.)

(c) Subtract line 6(b) from Line 6(a) and place result here: \$220,000.00.

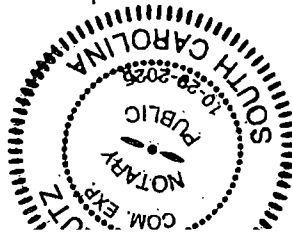
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$814.00.

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

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.

Car J Klutz
SWORN to before me on 09/15/25.
Notary Public for South Carolina
My Commission Expires: 10-29-25

[Signature]
Responsible Person Connected with the Transaction



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