

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

25-425

YORK COUNTY ASSESSOR

Tax Map:

551-00-00-120

Date: 09/18/2025

E H



2025031601

DEED
RECORDING FEES \$15.00
STATE TAX \$975.00
COUNTY TAX \$412.50

PRESENTED & RECORDED:

09-18-2025 08:28:40 AM

BK: RB 22142

PG: 412 - 414

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 **Louis J. Rubino a/k/a Louis J. Rubino Jr. and Jackie M. Rubino** (hereinafter the "Grantor") in the State aforesaid, for and in consideration of the sum of Three Hundred Seventy Five Thousand and 00/100 (\$375,000.00) before the sealing of these presents by **Dena Hughes Gill and James Michael Gill as joint tenants with rights of survivorship and not as tenants in common of 2321 Valelake Road, York, SC 29745** (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 tract of land lying, being, and situate in the County of York, State of South Carolina, designated as **Lot 19 of The Estates at Windswept Cove on Lake Wylie**, as shown on a plat recorded in Book C-70, Pages 1, 2 & 3, Office of the Clerk of Court for York County, South Carolina and incorporated herein by reference.

DERIVATION: This being the identical property conveyed to Louis J. Rubino and Jackie M. Rubino by deed from Derek L. Clyburn dated December 27, 2018, recorded December 28, 2018, in Book 17343 at Page 423, in the Office of the Clerk of Court for York County, South Carolina.

TMS#551-00-00-120

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.

RB BK 22142 PG 412

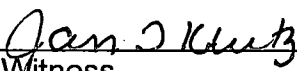
TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto said Grantee, his/her/their heirs and assigns forever.

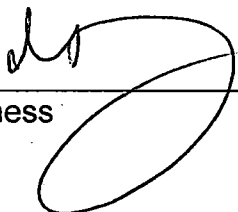
And the Grantor does hereby bind her/him/their/self and his/her/their Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Grantee and the Grantee's Heirs and Assigns against the Grantors and Grantor's heirs and assigns and all other persons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

WITNESS the HAND AND SEAL OF THE GRANTOR on September 11, 2025.

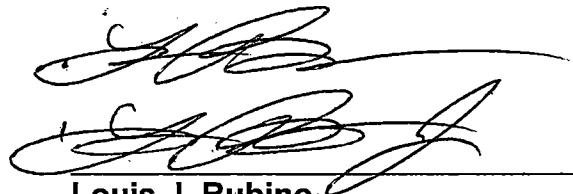
Signed, sealed and delivered
in the presence of:



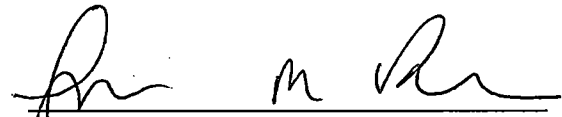
First Witness



Second Witness



Louis J. Rubino
a/k/a Louis J. Rubino Jr.



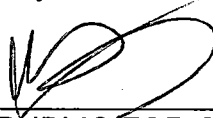
Jackie M. Rubino

STATE OF SOUTH CAROLINA
COUNTY OF YORK

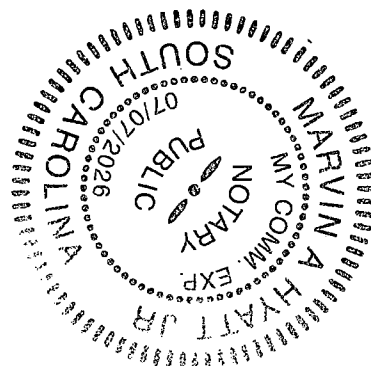
ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that the above-named **Louis J. Rubino a/k/a Louis J. Rubino Jr. and Jackie M. Rubino** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal on September 11, 2025.



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 1224 Broadside Road, York, SC bearing York County Tax Map Number 551-00-00-120 was transferred by Louis J. Rubino a/k/a Louis J. Rubino Jr. and Jackie M. Rubino to Dena Hughes Gill and James Michael Gill on 09/11/25.

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 \$375,000.00.

(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: \$375,000.00.

(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: \$375,000.00.

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1387.50.

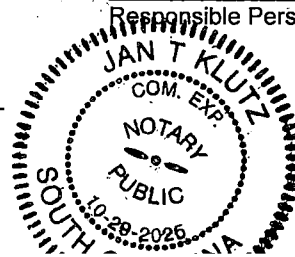
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney.

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.

Jan T Klutz
SWORN to before me on 09/11/25.

Notary Public for South Carolina

My Commission Expires: 10-29-25



Responsible Person Connected with the Transaction