

YORK COUNTY ASSESSOR

Tax Map:

537-03-01-063

Date: 09/18/2025

After recording to be
returned to:

Guest & Brady, LLC
2136 Carolina Place
Fort Mill, SC 29708

E H

YORK COUNTY, SC	
2025031615	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1907.10
COUNTY TAX	\$806.85
09-18-2025	09:24:00 AM
BK:RE 22143	PG:19-24

File No.: 25-17146-GBL

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Robert Raspa** referred to hereinafter whether singular or plural as **Grantor** in the State aforesaid, for and in consideration of the sum of SEVEN HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$733,500.00) Dollars, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, unto **John Craig Buchanan and Leslie Amanda Buchanan, as joint tenants with rights of survivorship, and not as tenants in common**, referred to hereinafter whether singular or plural as **Grantee**, the following described property, to wit:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to all easements, covenants, restrictions and conditions of record and otherwise affecting the property, including but not limited to rights-of-way indicated by instruments and plats of record, all other matters shown on plats of record, and to all applicable zoning and other land use regulations or restrictions of any political subdivision in which the subject is situate.

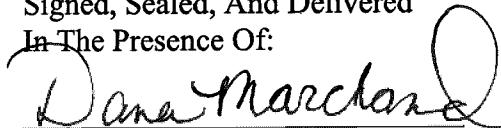
TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises or in any wise incident or appertaining;


TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantees,
John Craig Buchanan and Leslie Amanda Buchanan, as joint tenants with rights of survivorship,
and not as tenants in common, forever;

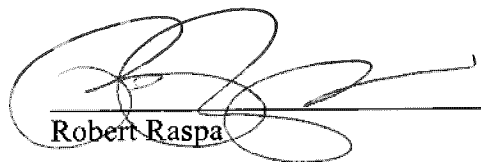
AND, THE GRANTOR does hereby bind the grantors and the grantor's heirs or successors,
executors and administrators to warrant and forever defend all and singular said premises unto the
grantee and the grantee's heirs or successors and against every person whomsoever lawfully
claiming the same or any part thereof.

IN WITNESS WHEREOF, the undersigned Hand and Seal this 18th day of September,
2025.

Signed, Sealed, And Delivered
In The Presence Of:


WITNESS


WITNESS

 (SEAL)
Robert Raspa

STATE OF SOUTH CAROLINA

COUNTY OF YORK

)
)
)

ACKNOWLEDGMENT

BEFORE ME, the undersigned Notary Public for South Carolina, do hereby certify that the within named Grantor(s) did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Sworn to before me this
18th day of September, 2025

Madison Turner

Notary Public for South Carolina

Printed Name: Madison Turner

My commission expires: 01/07/2031



EXHIBIT A

All that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of York, City of Rock Hill, containing 0.659 acres, more or less, and being designated as Lot 65 of Meadow Lakes II Subdivision, as is shown on a plat thereof prepared by Alfred B. Crouch, SCRLS, dated April 19, 2005, recorded in Plat Book C383 at Page 9, which plat is incorporated herein by this reference and having such metes, bounds, courses and distances as by this reference to said plat will more fully appear.

This being the same property conveyed to Robert Raspa by deed from Robert Raspa and Kimberly J. Raspa, Trustees of the Joint Revocable Trust of Robert Raspa and Kimberly J. Raspa dated June 26, 2023 dated 04/18/2025 and recorded with York County Recording Office on 05/15/2025 in Book 21912, Page 183.

TMS No. : 537-03-01-063
Property Address: 1520 Cureton Drive, Rock Hill, SC 29732
Grantee Address: 1520 Cureton Drive, Rock Hill, SC 29732

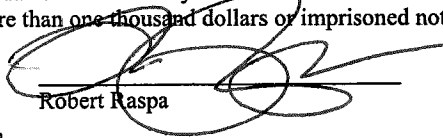
STATE OF SOUTH CAROLINA
COUNTY OF YORK

**AFFIDAVIT FOR TAXABLE
OR EXEMPT TRANSFERS**

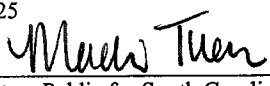
PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:

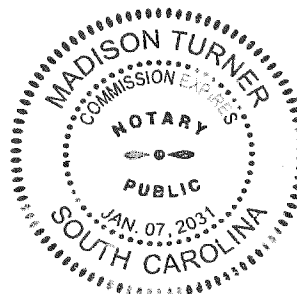
1. I have read the information contained this affidavit and I understand such information.
2. The property being transferred is, located at **1520 Cureton Drive, Rock Hill, SC 29732**, bearing York County Tax Map Number 537-03-01-063, was transferred by **Robert Raspa** to **John Craig Buchanan and Leslie Amanda Buchanan** on **18th day of September, 2025**.
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 made in money or money's worth.
 - b) _____ subject to the deed recording fee as a transfer between a corporation, 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.)

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 **\$733,500.00**.
 - (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 item 4 above here: **\$733,500.00**
 - (b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: **\$733,500.00**
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$2,713.95**
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **SELLER**
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.


Robert Raspa

SWORN to and subscribed before me 18th day of September,
2025


Notary Public for South Carolina
Notary (printed name): Madison Turner
My Commission Expires: 01/07/2031



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other tangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
4. transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interest in the realty that re being exchanged in order to partition the realty;
6. transferring an individual grace space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, partnership, or a trust in order to become, or as, a stockholder, partner or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
12. that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
13. transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
14. transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
15. transferring title to facilities for transmitting electricity that is transferred, sold or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.