

**YORK COUNTY ASSESSOR**

**Tax Map:**

**636-11-01-187**

**Date: 09/18/2025**

**E H**

**PREPARED BY:**

**MICHAEL JOHNSON, P.C. AND ASSOCIATES  
1201 CAROLINA PLACE SUITE 103  
FORT MILL, SC 29708**

YORK COUNTY, SC	
2025031624	DEED
RECORDING FEES	\$15.00
STATE TAX	\$850.20
COUNTY TAX	\$359.70
09-18-2025	09:48:55 AM
BK:RB 22143	PG:70-72

**SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION**

**THE STATE OF SOUTH CAROLINA**

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**TITLE TO REAL ESTATE**

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**COUNTY OF YORK**

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**KNOW ALL MEN BY THESE PRESENTS**, That, we, **Levin Touchton and Monica Touchton**, herein referred to as the Grantors, for and in consideration of the sum of **Three Hundred Twenty Seven Thousand and 00/100 Dollars (\$327,000.00)** to us paid by **Daryl Guthrie**, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, heirs, successors and assigns forever:

**The land referred to herein below is situated in the County of York, State of South Carolina and is described as follows:**

**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 0.17 acres, more or less and being designated as Lot 270 of Bristol Park, Phase 5, Section 3B, as is shown on a plat thereof, prepared by Eastover Engineers & Surveying, Inc., dated September 24, 2001 and recorded in Plat Book 138, Page 665, 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.**

**Derivation: Being the same property conveyed to Levin Touchton and Monica L. Touchton by Deed from Terence M. Devereaux and Maria P. Devereaux, dated 09/29/2008, recorded on 10/04/2008 in Book 10346, Page 184, in the Office of the Register of Deeds for York County, South Carolina.**

**TAX MAP NUMBER: 636-11-01-187**

**GRANTEE'S ADDRESS: 1668 Tate Road, Rock Hill, SC 29732**

**This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.**

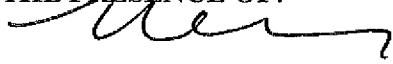
**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

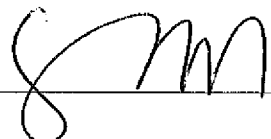
**TO HAVE AND TO HOLD**, all and singular the said premises before mentioned unto the said Grantee, heirs and assigns forever.

**AND THE GRANTORS** do hereby bind Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, heirs and assigns, against the Grantors and the Grantor's heirs and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.


**WITNESS** our Hands and Seals this **18th** day of **September, 2025**.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
LEVIN TOUCHTON

  
\_\_\_\_\_  
MONICA TOUCHTON

**THE STATE OF SOUTH CAROLINA**

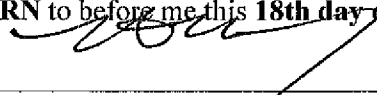
**COUNTY OF YORK**

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**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this **18th** day of **September, 2025**, by the Grantor(s), **Levin Touchton and Monica Touchton**.

**SWORN** to before me this **18th** day of **September, 2025**

  
\_\_\_\_\_  
(L.S.)  
Notary Public for South Carolina  
Commission Expires: 6/18/2031



STATE OF SOUTH CAROLINA

COUNTY OF YORK

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**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 1668 Tate Road Rock Hill, SC 29732, bearing York County Tax Map Number 636-11-01-187, and was transferred by Levin Touchton and Monica Touchton to Daryl Guthrie on September 18, 2025.
3. Check one of the Following: The Deed is
  - (a) XX 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 because (See Information section of this affidavit);

\_\_\_\_\_  
(If exempt, please skip items 4-7, and go on 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 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) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$327,000.00.
- (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 XX 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: N/A.

6. The deed recording fee is computed as follows:

- |   |                     |
|---|---------------------|
| (a) Place the amount listed in item 4 above here:   | <u>\$327,000.00</u> |
| (b) Place the amount listed in item 5 above here:<br>(If no amount is listed, place zero here.) | <u>\$ 0.00</u>      |
| (c) Subtract line 6(b) from line 6(a) and place result here:                                    | <u>\$327,000.00</u> |

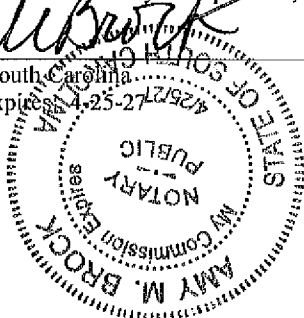
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$1,209.90.

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

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

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires 4-25-27



\_\_\_\_\_  
Responsible Person Connected with the Transaction

Robert M. Johnson, Jr.

Print or type the above name here