

YORK COUNTY ASSESSOR
Tax Map:
556-00-00-069
Date: 09/18/2025

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YORK COUNTY, SC	
2025031626	DEED
RECORDING FEES	\$15.00
STATE TAX	\$4420.00
COUNTY TAX	\$1870.00
09-18-2025	09:55:02 AM
BK:RB 22143	PG:91-94

Prepared By:

Johannesmeyer & Sawyer, PLLC
1184 Springmaid Ave.
Fort Mill, SC 29708

Space above this line reserved for Recording information

THE STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF YORK)

KNOW ALL MEN BY THESE PRESENTS, That, we, **Thomas Tedde and Susan Beth Tedde**, herein referred to as the Grantors, for and in consideration of the sum of **ONE MILLION SEVEN HUNDRED THOUSAND Dollars (\$1,700,000.00)** to us paid by Erik Haddad and Hannah Bleichfeld Haddad, joint tenants with rights of survivorship and not tenants in common, hereinafter Grantees, in the State aforesaid, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, as joint tenants with the right of survivorship and not as tenants in common, their 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:

Tract 1: 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 23-A as shown on plat recorded in the Office of the Clerk of Court for York County, South Carolina in Plat Book 55, Page 119, and having such metes, bounds, courses and distances as reference to said plat will more fully appear.

Tract 2: All that certain piece, parcel or lot of land with all improvements thereon, lying being and situate in Bethel Township, County of York, State of South Carolina, and being more particularly described according to plat of property of Crescent Resources, Inc., drawn by Ted M. Beverly, RLS dated March 24, 1997 and recorded at Plat Book A-279, Page 7 as follows: Beginning at a point within the right of way of Briggs Road, running thence South 27 13 29 E 200 feet to an iron (#\$ rebar); thence turning and running North 83 58 42 West 138.88 feet to an iron (#4 rebar); thence turning and running North 001630 East 195.97 feet to an iron (angle iron); thence turning and running South 524947 East 53.58 feet to the point of beginning, containing .36 acre, more or less according to said plat.

Derivation: Being the same property conveyed to Susan Beth Tedde and Thomas Tedde, as joint tenants with rights of survivorship and not as tenants in common by Deed from William Blakely Young, III, individually and William B. Young, Jr., Trustee of the Lena Scholtz Young TUW DTD 07/25/2003 FBO Steven Edward Young, dated 01/06/2017, recorded on 01/11/2017 in Book 16184, Page 125, in the Office of the Register of Deeds for York County, South Carolina.

TAX MAP NUMBER: 556-00-00-069

GRANTEE'S ADDRESS: 5205 Lake Wylie Rd, Clover, SC 29710

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

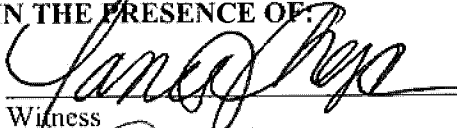
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantees, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns forever.


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

WITNESS our Hands and Seals this 12th day of September, 2025.


SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:




Witness



Witness



THOMAS TEDDE



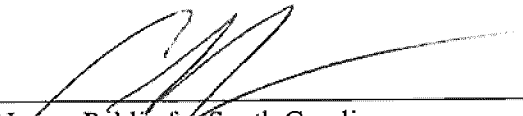
SUSAN BETH TEDDE

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

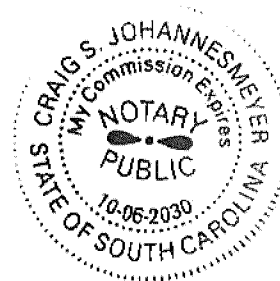
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 12th day of September, 2025, by the Grantor(s), **Thomas Tedde and Susan Beth Tedde**.

SWORN to before me this 12th day of September, 2025



(L.S.)
Notary Public for South Carolina
Commission Expires: 10/06/2030__



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 on this affidavit and I understand such information.
2. The property being transferred is located at **5205 Lake Wylie Rd Clover, SC 29710**, bearing York County Tax Map Number **556-00-00-069**, and was transferred by **Thomas Tedde and Susan Beth Tedde** to Erik Haddad and Hannah Bleichfeld Haddad, joint tenants with rights of survivorship and not tenants in common on **17th day of September, 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 \$1,700,000.00.
 - (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. (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: N/A.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$1,700,000.00
 - (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: \$1,700,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$6,290.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTOR.
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 **12th day of September, 2025**

Responsible Person Connected with the Transaction

Notary Public for South Carolina

My Commission Expires: **10/06/2030**

Notary (printed):

Craig S. Johannesmeyer

THOMAS TEDDE
Print or type the above name here

