

YORK COUNTY ASSESSOR

Tax Map:

608-00-00-051

Date: 09/18/2025

YORK COUNTY, SC	
2025031622	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
09-18-2025	09:42:23 AM
BK:RB 22143	PG:65-68

Return Recorded Documents to:

George T. Ligon II, Attorney at Law, LLC
PO Box 4125
Rock Hill, SC 29732

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STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)
)

TITLE TO REAL ESTATE
GEORGE T. LIGON II
Attorney at Law
DEED PREPARED ONLY
NO TITLE SEARCH

KNOW ALL MEN BY THESE PRESENTS, that I **Arthur Samuel Handleman** of 3749 Marshall Rd., Rock Hill, SC 29730, (hereinafter whether singular or plural) the Grantor, in the State aforesaid, for and in consideration of **One Dollar (\$1.00)** paid by **Arthur Samuel Handleman as Trustee of the Arthur Handleman Trust** of 3749 Marshall Rd., Rock Hill, SC 29730, (hereinafter whether singular or plural) the Grantees has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns, the following described property, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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 premises before mentioned unto the said Grantee, his heirs and assigns forever.

AND the Grantor does hereby bind himself and his 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 Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 29 day of JULY, 2025.

Signed, Sealed and Delivered in the Presence of:

Witness

Witness

Grantor: **Arthur Samuel Handleman**

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

PERSONALLY APEARED before me the undersigned witness and made oath the _he saw **Arthur Samuel Handleman** sign, seal, and as each's act and deed, deliver the within written Deed for the uses and purposes therein mentioned and that _he, with the other witness, whose signature appears above, witnessed the execution thereof.

Blair J. Murray
Witness

Sworn to before me this 29 day of July, 2025.

[Signature]
Notary Public for South Carolina

My Commission Expires: _____

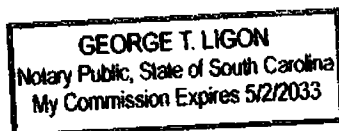


Exhibit A

[3749 Marshall Rd., Rock Hill SC 29730]

Tax Map Number: 608-00-00-051

All that certain piece, parcel or lot of land being and situate in the County of York, State of South Carolina, being shown and delineated as Lot 1, containing 2.77 acres, more or less, referenced in plat of Marshall Family Partnership, dated May 4, 1994, drawn by J.B. Fisher Surveyors, SCRLS, and recorded in Plat Book 8-346, Page 3, recorded in the Office of the Clerk of Court for York County, reference being made to the same for a more complete and accurate description.

Derivation: This being the same property conveyed to Arthur Handleman, by deed of Keith Yuen, recorded June 13, 2018 in Book 17025 at Page 56-58 in the Office of the Clerk of Court for York County, South Carolina.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

STATE OF SOUTH CAROLINA)

COUNTY OF York)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.

2. The property being transferred is located at 3749 Marshall Rd. Rock Hill SC
29730, bearing York County Tax Map Number
608-00-00-051, was transferred by Arthur Samuel Handelman
to Arthur Samuel Handelman as
Trustee of the Arthur Handelman on July 29th, 2025
Trust

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

#8

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

Attorney

5. I understand that a person required to furnish this affidavit who wilfully 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.

George Ligon, esq.
Responsible Person Connected with the Transaction

George Ligon, esq.

Print or Type Name Here

SWORN to before me this 17 day of September 2025

Notary Public for Blair L. McCraney

My Commission Expires: 7/15/32

BLAIR L. MCCRANEY
Notary Public, State of South Carolina
My Commission Expires 7/15/2032