

2019015532

DEED
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00

PRESENTED & RECORDED:

10-11-2019 03:06 PM

Brittany Grant
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY

BK: DEED 1276

PG: 53-55

LANCASTER COUNTY ASSESSOR

Tax Map:

0014 00 007 00

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TITLE TO REAL ESTATE
TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, THAT **MARYANNE W. WILSON** (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of **Five Dollars (\$5.00), Love and Affection**, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **MARYANNE W. WILSON, ROBERT J. WILSON, and JOSHUA A. WILSON AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, AND UPON THE DEATH OF EITHER OF THEM, TO THE SURVIVOR THEREOF, THEIR RESPECTIVE HEIRS AND ASSIGNS:**

All that certain piece, parcel or tract of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina, and being the identical property shown and described as a thirty (30) foot drive and 1.0 acre on plat of survey entitled "Map of Property of ROBERT D. WILSON, Jr." prepared by Wm. C. White, RLS, dated April 17, 1978, and recorded in the Office of the Clerk of Court for Lancaster County as Plat No. 2471.

ALSO: All that certain piece, parcel or tract of land containing 10.17 acres, more or less, lying being and situate in Indian Land Township, Lancaster County, South Carolina. Beginning at a point on Green Pond Road at common line of Sara Elizabeth Wilson and running thence with said common line N 83 11 W 1292.75 feet to a point; thence N 5 E 361.4 feet to a point; thence S 83 11 E 1156.4 feet to a point on Greed Pond Road; thence with Green Pond Road S 16 58 W 126.2 feet; S 16 48 W 231.3 feet; S 1 41 E 34.2 feet to the point of the beginning; all of which is shown as Tract 3-B on Plat of Property of the Estate of R. M. Wilson prepared by William C. White, RLS, on April 17, 1978 and recorded herewith as Plat No. 97-164, in the Office of the Clerk of Court for Lancaster County, South Carolina.

LESS AND EXCEPT therefrom, All that certain piece, parcel or tract of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina and being the identical property shown and described as a thirty (30') foot drive and 1.0 acre on plat of survey entitled "Map of Property of Robert D. Wilson, Jr." prepared by Wm C. White, RLS, April 17, 1978, and recorded in the Office of the Clerk of Court for Lancaster County as Plat No. 3471.

Being the identical property conveyed to Maryanne W. Wilson by deed recorded January 12, 2001 in Deed Book 105 at Page 342 in the Office of the Register of Deeds for Lancaster County, South Carolina.

TMS# 0014-00-007.00

Grantees Address: 7843 Green Pond Rd. Indian Land, SC 29707

RECORDED THIS 14th DAY
OF OCTOBER, 2019
IN BOOK 00 PAGE 00

Susan D. Hunter Phillips
Auditor, Lancaster County, SC

This conveyance is subject to all easements, conditions, and restrictions of record.

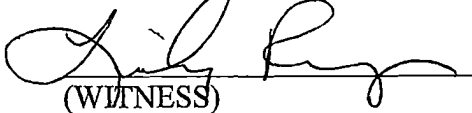
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any wise incident or appertaining thereto.

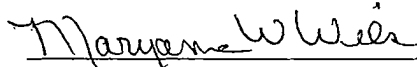
TO HAVE AND TO HOLD all and singular the Premises unto **MARYANNE W. WILSON, ROBERT J. WILSON, and JOSHUA A. WILSON** as joint tenants with rights of survivorship and not as tenants in common, and upon the death of either of them, to the survivor thereof, their respective heirs and assigns:

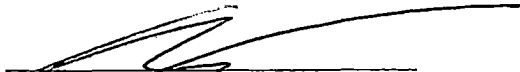
And the Grantor does hereby bind herself and her successors, and assigns, and other lawful representatives, to warrant and forever defend all and singular the Premises unto the Grantees and the Grantees' heirs, successors and assigns, against the Grantor and against the Grantor's successors and assigns 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 9th day of October, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


(WITNESS)

 (SEAL)
Maryanne W. Wilson

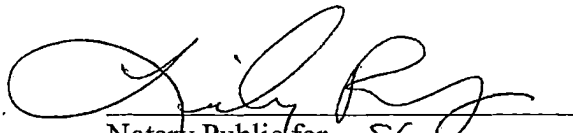

(WITNESS)

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

Acknowledgement

Before me Lindsey Peay, Notary Public, personally appeared Maryanne W. Wilson and acknowledged the execution of the foregoing document.

Witness my hand and seal this 9th day of October, 2019.


Notary Public for SC
My Commission Expires: 01/13/2027

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER) 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 7843 Green Pond Rd. bearing Lancaster County Tax Map Number 0014-00-007.00 was transferred from Maryanne W. Wilson to Maryanne W. Wilson, Robert J. Wilson and Joshua A. Wilson (with survivorship) on October 9th, 2019.
3. The deed is exempt from the deed recording fee because (See information section of affidavit): 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; as defined in Code Section 12-24-30, - see exemption #1 (Code Section 12-24-40(1))
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
5. 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.

Maryanne W. Wilson
Maryanne W. Wilson

SWORN to before me this 9th
day of October 20 19

[Signature]

Notary Public for SC
My Commission Expires: 01/13/2027