

2023011471



DEED
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED:
09-11-2023 01:47:48 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: STEPHANIE KNIGHT
BK: DEED 1707
PG: 199 - 201

Deed Prepared by Trii

STATE OF SOUTH
COUNTY OF LANCASTER

LANCASTER COUNTY ASSESSOR
Tax Map:
0088G 0B 008 00
TITLE TO REAL ESTATE
TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, **Paul David Wallace, Jr. and Rachel B. Wallace** hereinafter whether singular or plural referred to as the "Grantors"), in the State aforesaid, for and in consideration of **FIVE DOLLARS AND 00/100 (\$5.00) LOVE AND AFFECTION** have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Paul David Wallace, Jr. and Rachel B. Wallace** (hereinafter whether singular or plural referred to as the "Grantees"), **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 lot of land lying, being and situate approximately four (4) miles Southeast of Lancaster in Elginwood Acres, Pleasant Hill Township, Lancaster County, South Carolina, containing 0.651 acres, more or less, designated as Lot No. 48 (forty-eight), and known as 2066 Mountain Laurel Road on plat of survey entitled "Plat Showing Property of David Paul Wallace, Jr." by Jack Smith, RLS, dated October 28-1992, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, as Plat Number 13053.

Being the identical property conveyed to Paul David Wallace, Jr. and Rachel B. Wallace by deed recorded August 23, 1996 in Deed Book F14 at Page 117 in the Office of the Register of Deeds for Lancaster County, South Carolina.

TMS#0088G-0B-008.00

Grantee's Address: 2066 Mountain Laurel Rd, Lancaster, SC 29720

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 **Paul David Wallace, Jr. and Rachel B. Wallace** 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 Grantors do hereby bind herself and her heirs and 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 Grantors and against the Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

RECORDED THIS 12th DAY
OF SEPTEMBER, 2023
IN BOOK 00 PAGE 00

Stephanie C. Murphy

DEED BK 1707 PG 199

Auditor, Lancaster County, SC

WITNESS the Hand and Seal of the Grantor this 23rd day of August, 20 23

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
(WITNESS)

[Signature]
(WITNESS)

[Signature] (SEAL)
Paul David Wallace, Jr.

[Signature] (SEAL)
Rachel B. Wallace

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

Acknowledgement

Before me Govan T. Myers, Notary Public, personally appeared before me
Paul David Wallace, Jr. and Rachel B. Wallace and acknowledged the execution of the
foregoing document.

Witness my hand and seal this 23rd day of August, 2023

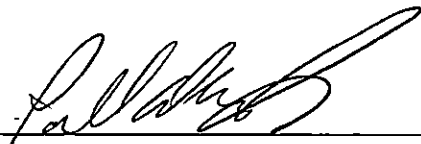
GOVAN T. MYERS, III
Notary Public-State of South Carolina
My Commission Expires
November 05, 2024

[Signature]
Notary Public for SC
My Commission Expires: 11/5/24

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 2066 Mountain Laurel Road bearing Lancaster County Tax Map Number 0088G-0B-008.00 was transferred from Paul David Wallace, Jr. and Rachel B. Wallace to Paul David Wallace, Jr. and Rachel B. Wallace on 8/23, 20 23.
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.



Grantor

SWORN to before me this 25th day of August, 20 23.



Notary Public for South Carolina
My Commission Expires: 11/3/21