

LANCASTER COUNTY, SC	
2024003270	DEED
RECORDING FEES	\$15.00
STATE TAX	\$780.00
COUNTY TAX	\$330.00
PRESENTED & RECORDED	
03-21-2024	02:24:35 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1768	PG:324-327

PREPARED BY TRIMNAL & MYERS, LLC

LANCASTER COUNTY ASSESSOR

Tax Map:
0087G 0C 004 00

RECORDED THIS 22nd DAY
OF MARCH, 2024
IN BOOK 00 PAGE 00

Terry Parkman
Auditor, Lancaster County, SC

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Lynwood United Methodist Church, Inc. (nka Grace-Lynnwood United Methodist Church by Articles of Merger filed October 21, 2021 with the South Carolina Secretary of State)** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) Dollars, to him paid by **Courtney Lomax** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Courtney Lomax, his/their Heirs and/or Assigns Forever:

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, Lancaster County, SC, being the Southern portion of Lot No. 35 on plat of survey of estate lands of J. P. Funderburke, November, 1935, by J. M. Bailes, Surveyor, being bounded on the West by Water Works paved State Highway for a distance of one hundred feet, on the South by a new cut road known as the Blackmon Road for a distance of two hundred and fifty feet, on the East by other lands of Mrs. B. C. Hough, Sr. for a distance of one hundred feet, and on the North by other lands of Mrs. B. C. Hough, Sr. for a distance of two hundred and fifty feet. Said lot of land being in the shape of a parallelogram, and being the Southern and Western portion of Lot No. 35 hereinabove mentioned, with such measurements and shape as hereinabove mentioned.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in Lancaster County, SC, in Gills Creek Township, located South of Lancaster near intersection of Lynwood Drive and Evans Drive, containing 4.669 acres, more or less, as shown on plat made by Jack Smith, RLS, dated June 13, 1974, recorded in the Office of the Register of Deeds for Lancaster County, SC, as Plat Number 1524, and having such courses and distances as shown thereon. For a more complete description reference to said plat is craved.

ALSO: All that piece, parcel or tract of land lying, being and situate in Gills Creek Township, Lancaster County, SC, situated about one mile south of the Town of Lancaster, on the East side of State Highway No. 529. known as the Old Coile Road, having a frontage of 100 feet (one hundred) on said highway #529. bounded as follows: On the North by lands of Ben C. Hough

and Perry Belle B. Hough for a distance of two hundred and fifty 250 feet; on the East by other lands of Ben O. Hough and Perry Belle B. Hough for a distance of one hundred (100) feet; bounded, on the South by Lynwood Methodist Church property for two hundred and fifty (250) feet.

Being the property conveyed to Lynwood United Methodist Church, Inc by Deed recorded October 16, 2008 in Deed Book 489 Page 156 in the Register of Deeds Office for Lancaster, SC.

TMS# 0087G-0C-004.00

Grantee's Address: 962 Wilson Dr. Lancaster SC 29720

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will 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 said premises before mentioned unto the said **GRANTEE/S**, Their Heirs and/or Assigns forever.

AND the said **GRANTOR/S** do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said **GRANTEE/S**, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 20th day of March in the year of our Lord 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lynwood United Methodist Church, Inc.
(nka Grace-Lynnwood United Methodist
Church by Articles of Merger filed October
21, 2021 with the South Carolina Secretary
of State)

Charles Dimino
Witness #1

BY: Jack Hammond
Jack Hammond, Trustee

[Signature]
Witness #2

BY: Ronald Woods
Ronald Woods, Trustee

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

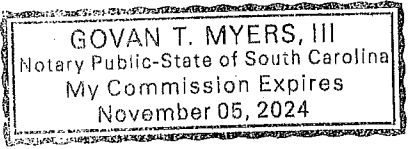
ACKNOWLEDGEMENT

I, Govan T. Myers, Notary Public for the State of SC,

do hereby certify that GRANTOR/S personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Sworn before me this 20th day of March, 2024

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



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 located at 1743 Lynwood Dr. being transferred Lynwood United Methodist Church, Inc nka Grace-Lynnwood United Methodist Church by Articles of Merger filed October 21, 2021 with the South Carolina Secretary of State to Courtney Lomax dated 03/20/2024.

3. Check one of the following: The deed is

- (a) XXX 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 affidavit):
(If exempt please skip items 4 - 7, and go to item 8 of this affidavit)

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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$300,000.00
- (b) _____ The fee is computed on the fair market value of the realty which
- (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 X 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:

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$300,000.00
- (b) Place the amount listed in item 5 above here: _____ (If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$300,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1110.00

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 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.

Ronald Wood
Grantor Th. Stoo

SWORN to before me this 20th
day of March 2024

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

