

LANCASTER COUNTY ASSESSOR RECORDED THIS 19th DAY
Tax Map: OF JULY, 2023
0086F 0B 001 00 IN BOOK 00 PAGE 00

LANCASTER COUNTY, SC
2023008920 DEED
RECORDING FEES \$15.00
STATE TAX \$91.00
COUNTY TAX \$38.50
PRESENTED & RECORDED
07-19-2023 10:42:11 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
BY: CANDICE PHILLIPS
BK:DEED 1688 PG:44-45

STATE OF SOUTH CAROLINA Auditor, Lancaster County, SC
COUNTY OF LANCASTER

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **GEG Properties, LLC (a North Carolina Limited Liability)** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of THIRTY FIVE THOUSAND AND 00/100 (\$35,000.00) Dollars, to him paid by **Saul Lopez, Jr.** (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:

Saul Lopez, Jr., his/their Heirs and/or Assigns Forever:

All those certain lots or parcels of land, with buildings and improvements thereon, lying, being and situate about three (3) miles west of Lancaster, South Carolina, in Cane Creek Township, Lancaster County, South Carolina, and designated as Lots 125, 126, and 127 on property of C. B. Culp, made by M. V. Secrest, Surveyor, May 5, 1940, and recorded in the Office of the Clerk of Court in Plat Book 2 at page 15. Said lots having a frontage of 25 feet each on Culp Street and a depth of 525, 512, and 493 feet, respectively, and being bounded on the north and west by lands of Cad L. Culp, east by Culp Street extended, south by the said Culp Street which leads out to State Highway No. 92 which said street separates said lots from other lots belonging to R.L. Anderson.

ALSO: All those certain lots or parcels of land, with buildings and improvements thereon, lying, being and situate about three (3) miles west of Lancaster, South Carolina, in Cane Creek Township, Lancaster County, South Carolina, and designated as Lots 128, 129, and 130 on property of C. B. Culp, made by M. V. Secrest, Surveyor, May 5, 1940, and recorded in the Office of the Clerk of Court in Plat Book 2 at Page 15. Said lots having a frontage of 25 feet each on Culp Street and being bounded on the north and west by lands now or formerly of Carl L Culp, east by Culp Street extended and south by property of Fed Byrd.

Being the property conveyed to GEG Properties, LLC by Deed recorded April 6, 2021 in Deed Book 1423 Page 210 in the Register of Deeds Office for Lancaster, SC.

TMS# 0086F-0B-001.00

Grantee's Address: 3223 Shelby Dr, Monroe, NC 28110

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 19th day of July in the year of our Lord 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GEG Properties, LLC
(a North Carolina Limited Liability Company)

Witness #1

BY:

Witness #2

IT'S:

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

ACKNOWLEDGEMENT

I, Brian Trimnal, 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 19th day of July, 2023

Notary Public for the State of SC
My Commission Expires: 9/25/2030

