

THIS IS TO CERTIFY THAT ON THE 21<sup>st</sup> DAY OF July 1988 I, SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS IF ANY ARE SHOWN HEREON.

(re: PB. 58, PG. 243) / Magnetic  
 Lake Wylie

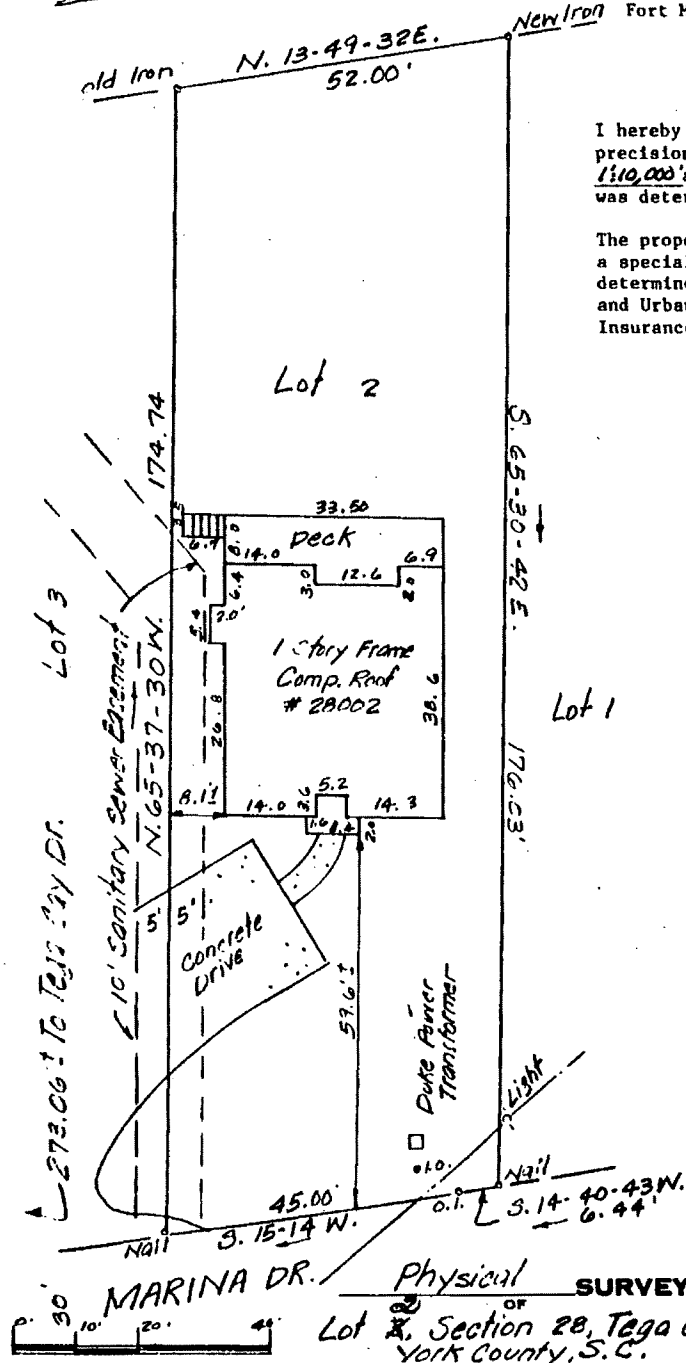
SIGNED Anthony E. Manes  
 REGISTERED SURVEYOR

Anthony E. Manes  
 S.C.R.L.S. #12245

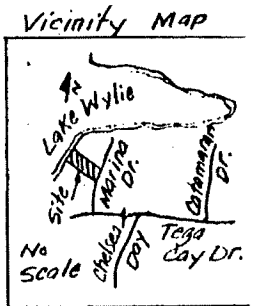
Associates Surveyors & Land Planners  
 South Lake Office Park  
 Fort Mill, S.C. 548-1934

I hereby certify that the ratio of precision of the field survey is 1:10,000 as shown hereon and the area was determined by D.M.D. method.

The property hereon is not located in a special flood hazard area as determined by the Department of Housing and Urban Development and the Federal Insurance Administration.



FILED-RECEIVED  
 BOOK 92, PAGE 39X  
 JUN 27 2 01 AM '88  
 M.H. GARNETT, JR.  
 REC. & S.C.  
 YORK COUNTY, S.C.



Physical SURVEY  
 OF  
 Lot 2, Section 28, Tega Cay  
 York County, S.C.

SCALE 1" = 20'  
 THE PROPERTY OF Johnie Earnheart, Jr.  
 MAP RECORDED IN BOOK 58 AT PAGE 243 DEED RECORDED IN BOOK PAGE

1170.00  
495.00  
10.00

YORK COUNTY ASSESSOR  
Tax Map:  
584-09-01-005  
Date: 04/26/2019

STATE OF SOUTH CAROLINA )  
 )  
 ) TITLE TO REAL ESTATE E H  
 )  
COUNTY OF YORK )

KNOW ALL MEN BY THESE PRESENTS THAT, JOHNIE G. EARNHEART, JR. herein referred to as Grantor for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00) Dollar(s) to me paid by ROBERT LEROY DENTON, JR., hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee his heirs and assigns the following described property:

All that certain piece, parcel or lot of land lying, being and situate in Fort Mill Township, York County, South Carolina, and being designated as Lot Number 2 on a Plat of a portion of property of Tega Cay, Section 28, prepared by A. Alan Wallwork on October 4, 1979, and recorded October 8, 1979. Also reference is made to survey of property of Johnie Earnheart, Jr. dated July 21, 1988, prepared by Anthony E. Manes, S.C. R.L.S. and recorded in Book 90 at page 394, Office of the Clerk of Court for York County, South Carolina, and incorporated herein by reference.

Derivation: This being the same property conveyed to Johnie G. Earnheart, Jr. by Deed of Jessie L. Bruce dated July 22, 1988 and recorded July 27, 1988 in the Office of the Clerk of Court for York County in Book 2727 at Page 174.

No new lots or lot lines established.



DEED  
RECORDING FEES \$10.00  
STATE TAX \$1170.00  
COUNTY TAX \$495.00  
PRESENTED & RECORDED:  
04-26-2019 10:46:38 AM  
BK: RB 17512  
PG: 115 - 118

DAVID HAMILTON  
CLERK OF COURT  
YORK COUNTY, SC  
BY: REGINA PRUITT CLERK

Grantee: Robert Leroy Denton, Jr.  
28002 Marina Drive  
Tega Cay, SC 29708

Tax Map Number:

**THIS CONVEYANCE** is made subject to all Easements, Restrictions, Covenants, and Conditions as may appear of record.

**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 in fee simple.

**AND THE GRANTOR** does hereby bind Grantor and Grantor's heirs, executors and administrators,, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs and assigns, against Grantor and Grantor's heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**ANY REFERENCE** in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender to the Grantee.



STATE OF SOUTH CAROLINA }  
COUNTY OF YORK } AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 was transferred by JOHNIE G. EARNHEART, JR.  
to ROBERT LEROY DENTON, JR. on APRIL 23, 2019

3. Check one of the following: The deed is
- (A)  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 distribution to a trust beneficiary.
- (C)  exempt from the deed recording fee because (See Information section of affidavit): 450,000.00 (Explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

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. 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)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 450,000.00.
- (B)  The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
- (C)  The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.

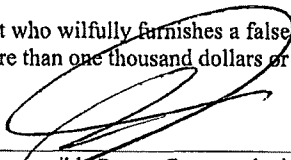
5. Check YES  or NO  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_.

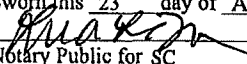
6. The deed recording fee is computed as follows:
- (A) Place the amount listed in item 4 above here: 450,000.00
- (B) Place the amount listed in item 5 above here: \_\_\_\_\_
- (If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: 450,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$1,665.00

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

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.

  
Responsible Person Connected with the Transaction  
Jeremy C Martin  
Print or Type Name Here

Sworn this 23 day of APRIL 2019  
  
Notary Public for SC  
My Commission Expires: 1/28, 2025

