

YORK COUNTY ASSESSOR

Tax Map:

020-04-35-054

Date: 03/09/2018

YORK COUNTY, SC	
2018009585	DEED QUIT CLAIM
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
03-08-2018	04:05:46 PM
BK:RB 16865	PG:423-426

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*Drawn by and mail to:
Gorman & Associates, P.A.
13925 Ballantyne Corporate Place, Suite 200
Charlotte, North Carolina 28277*

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

QUITCLAIM DEED

No Title Search Performed

To All Whom These Presents May Come:

WHEREAS:

NOW, KNOW ALL MEN BY THESE PRESENTS, That HATTIE MAE POTTS, the said Grantor, in consideration of the premises and also in consideration of the sum of Ten Dollars (\$10.00), to her in hand paid at and before the sealing and delivery of these presents by the hereinafter named Grantee, (the receipt whereof is hereby acknowledged) has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the said Grantee,

OMAR GAITHER, An Unmarried Man

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining:

See Attached Exhibit "A" Legal Description

Property Address: 209 Sanders Street, Fort Mill, South Carolina 29715

Tax Map Reference: 020-04-35-054

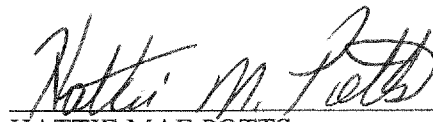
Grantees' Address: 1611 S. Wendover Rd., Charlotte, NC 28211

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever – so that HATTIE MAE POTTS, the said Grantor(s), nor her heirs, nor any other person or persons, claiming under her, shall at any time hereafter, by any way or means, have claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

WITNESS OUR HAND AND SEAL this 10th day of January, 2018.

SIGNED, SEALED AND DELIVERED
in the presence of :


Witness One


HATTIE MAE POTTS (SEAL)

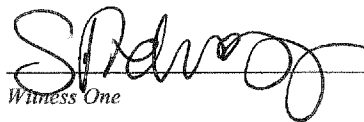

Witness Two

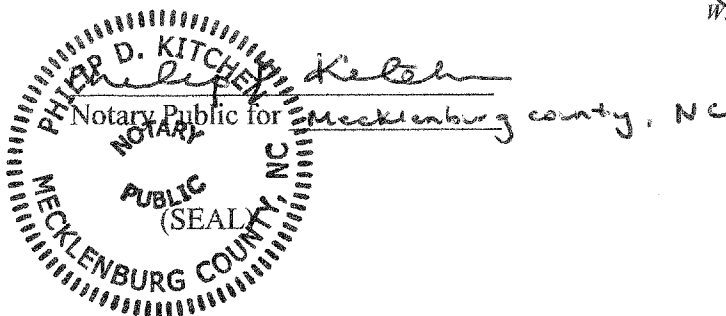
STATE OF North Carolina)
COUNTY OF Mecklenburg)

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that (s)he saw the within-named Hattie Mae Potts sign, seal and as her act and deed, deliver the within-written Deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 7 day of February, 2018.


Witness One



My Commission Expires: June 11, 2022

EXHIBIT "A"

All that certain piece, parcel or tract of land lying and being situate in or near Fort Mill, York County, State of South Carolina, fronting on Massey Street, beginning on said street at a stake and running North 52 feet with said street; thence South 58 East 210 feet to a stake; thence South 52 feet; thence North 58 West 210 feet to the beginning corner; containing $\frac{1}{4}$ of an acre, more or less, and known as Lot Number 8, survey of S.F. Massey, dated December 5, 1905, and bounded by lots of Ben White, Gladden and others.

Tax Map Parcel Number: 20-4-35-54

Derivation: This being the identical parcel, piece or lot of real property and improvements which was conveyed to Emma Robinson a/k/a/ Emma Lee Potts Robinson by deed from James D. White and Callie M. Gettys dated February 20, 1980 and recorded February 28, 1980 in Book 610 at Page 383 in the Office of the Clerk of Court for York County, South Carolina. Emma Robinson a/k/a Emma Lee Potts Robinson died intestate July 14, 2003. A Deed of Distribution was signed and executed on April 26, 2004 by the Personal Representative of the Estate of Emma Lee Potts Robinson conveying an undivided one-half ($\frac{1}{2}$) interest to each of her daughters, Janie Potts and Hattie Mae Potts, and was recorded April 28, 2004 in Book 06210 at Page 0194 in the Office of the Clerk of Court for York County, South Carolina. Janie Potts conveyed her one half-interest in the real property to Hattie Mae Potts in the deed recorded on June 2, 2004 in Book 6298, Page 77 in the Office of the Clerk of Court for York County, South Carolina.

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

**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 209 Sanders Street, Fort Mill, South Carolina 29715, bearing York County Tax Map Number 020-04-35-054, was transferred by Hattie Mae Potts to Omar Gaither on January 10, 2018.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

A Non-Warranty Deed from Grantor to Grantee at no value.

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. As required by Code Section 122470, 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.

Hattie M. Potts

Responsible Person Connected with the Transaction
Hattie Mae Potts, Grantor

SWORN to before me this 7 day of February, 2018.

Philip D. Kitchen

Notary Public for Mecklenburg County, North Carolina

My Commission Expires: June 11, 2022

