

DEE-2023046208
Recorded 2 on 11/28/2023 03:50:49 PM
Recording Fee: \$15.00 County Taxes: \$208.45 State Taxes: \$492.70
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
ASHLEY B. WILLIAMS REGISTER OF DEEDS
BK:DEE 144-J PG:724-725

State of South Carolina)
)
 County of Spartanburg) **TITLE TO REAL ESTATE**

File #: 2023100226

KNOW ALL MEN BY THESE PRESENTS, that, Gary M. Tucker, (hereinafter called "Grantor"), in consideration of One Hundred Eighty Nine Thousand Five Hundred and 00/100 (\$189,500.00) Dollars , to the Grantor in hand paid at and before the sealing of these presents, by Blanche J. Thorne and John H. Thorne, (hereinafter called 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 Blanche J. Thorne and John H. Thorne, as joint tenants with rights of survivorship and not as tenants in common,

All that lot or parcel or land in the County of Spartanburg, State of South Carolina, containing 0.409 acres and being shown and designated as Lot No. 58 on a plat prepared for Robert L. Sauls & Sudan W. Sauls by Neil R. Phillips, Professional Land Surveyor, dated April 1, 1987 and recorded in Plat Book 101, Page 873, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

LESS AND EXCEPT, that 0.06 acre portion conveyed to Phillip W. Hall by deed of Robert L. Sauls and Susan W. Sauls, dated November 28, 1990 and recorded January 17, 1991 in Deed Book 57-J at Page 218, said 0.06 acre portion being more particularly shown on a survey prepared for Phillip W. Hall by James V. Gregory, dated October 25, 1990 and recorded in Plat Book 111, Page 563, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

This being the same property conveyed unto Gary M. Tucker by deed of US Bank Trust National Association, Not in its individual capacity but solely as owner trustee for VRMTG Asset Trust, dated January 24, 2023 and recorded in the ROD Office for Spartanburg County in Deed Book 140-Q at Page 106 on January 20, 2023.

Property Address: 8 Jordan Street, Inman, SC, 29349

TMS # 1-44-11-022.00

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 8 Jordan Street, Inman, SC, 29349

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever as joint tenants with rights of survivorship and not as tenants in common. And the Grantor does hereby bind the Grantor and the Grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to 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 of the Grantee.

WITNESS the Grantor's hands and seals this 9 day of November, 2023.

Signed, sealed and delivered in the presence of:

Josh P
Signature of Witness #1

Gary M. Tucker (Seal)
Gary M. Tucker

[Signature]
Signature of Witness #2

State of North Carolina)
County of Polk)

ACKNOWLEDGEMENT

I, Patricia S Bradley, a Notary Public, do hereby certify that Gary M. Tucker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to before me this 9 day of November, 2023.

Patricia Bradley
Notary Public
My Commission Expires: 12-06-2023

NOTARY PUBLIC
SEAL
PATRICIA S. BRADLEY
POLK COUNTY, NC
Instrument Prepared By:
Cristine Over Time, LLC
540 Old Highway Road
Greenville, SC 29615