

200900048569  
 Filed for Record in  
 YORK COUNTY, SC  
 DEED  
 01-23-2009 At 09:19 am.  
 DEED PREPARED ONLY  
 OR VOL 10513 Page 46 - 49

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF YORK )

TITLE TO REAL ESTATE  
 ROBERT H. BREAKFIELD  
 Attorney at Law  
 DEED PREPARED ONLY  
 NO TITLE SEARCH

KNOW ALL MEN BY THESE PRESENTS, That I, **James Madison Young**, (hereinafter whether singular or plural) the Grantor, in the State aforesaid, for and in consideration of **One Dollar (\$1.00)**, paid by **James M. Young, Trustee, The James M. Young Living Trust**, of 4220 Honeysuckle Road, Rock Hill, South Carolina 29732 (hereinafter whether singular or plural) the Grantees has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns, the following described property, to wit:

RECORDED  
 YORK COUNTY  
 TAX ASSESSOR'S OFFICE

DATE 1-23-09  
 TAX MAP NO. 639-40  
 INITIALS TS / dn

1. All that certain piece, parcel or lot of land situate, lying and being on the southern side of Lake Wylie in the County of York, state aforesaid, and being more particularly described as follows: Beginning at an old iron on the southeastern corner of said lot and running thence N. 82 W. 169.4 feet to an old iron; thence N. 43-30 W. 148.2 feet to an iron; thence N. 49-30 E. 57 feet to an iron; thence S. 73 E. 119.4 feet to an iron; thence S. 77-30 E. 64 feet to an iron; thence N. 66-22 E. 72.8 feet to an iron; thence S. 6 W. 150 feet to the point of beginning; said property being more fully shown and described on Plat of Property of James M. Young prepared by Fred J. Hager, R.L.S., dated November 26, 1973, and recorded in the Office of the Clerk of Court for York County in Plat Book 44 at Page 54. This conveyance shall include all the privileges and rights, especially the water rights, appurtenant to said lot. Also a right-of-way over the land of Joel H. Barnett (now or formerly) of sufficient width to accommodate an automobile to and from said lot. "This being the identical property conveyed to the Grantor herein by Deed of Jack Carroll executed October 29, 1949, and recorded November 30, 1949, in the Office of the Clerk of Court for York County in Deed Book 151 at Page 521.

2. All that certain piece, parcel or lot of land situate, lying and being on the southern side of Lake Wylie in the County of York, state aforesaid,

and being more particularly described as follows: Beginning at an iron on the western side of said lot 46 fee southeast of Lake Wylie and running N. 4-30 E. 57 feet to an iron; thence S. 73 E. 119.4 feet to an iron; thence S. 77-30 E. 64 feet to an iron; thence N. 66-22 E. 72.8 feet to an iron thence N. 13-40 @. 39.5 feet to a point on seal wall; thence N. 73-59 W. 225.3 feet to a point; thence S. 46-55 W. 114 feet to a point; thence S. 29-15 E. 46 feet to the point of beginning; said property being more fully shown and described on plat of property of James M. Young prepared by Fred J. Hager, R.L.S., dated November 26, 1973, and recorded in the Office of the Clerk of Court for York County in Plat Book 44 at Page 54.

DERIVATION: Deed of Martha Hough Young to James Madison Young recorded November 8, 1974 in the Office of the Clerk of Court for York County, South Carolina in Deed Book 502 at Page 36.

**TOGETHER WITH** all and singular, the rights, members, hereitaments 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.

**AND** the Grantor does hereby bind himself and his Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Heirs and Assigns, against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.



STATE OF SOUTH CAROLINA

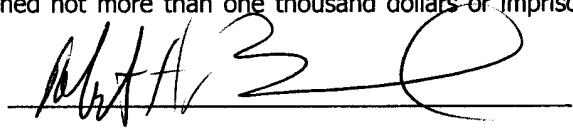
COUNTY OF YORK

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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 being transferred is located in York County, bearing Tax Map Number 639 00000 40 and was transferred by James Madison Young to James M. Young, Trustee, The James Madison Young Living Trust on January 20, 2009.
3. Check one of the following: The Deed is
  - a.  subject to the deed recording fee as transfer for consideration paid or to be paid in money or money's worth in the amount of \$\_\_\_\_\_.
  - 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):  
#8, to a Trust  
(If exempt, skip items 4-7 and go to item 8.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information):
  - a.  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$\_\_\_\_\_.
  - 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 of listed in item 4 above here: \$\_\_\_\_\_
  - b. Place the amount listed in item 5 above here: \$\_\_\_\_\_
  - c. Subtract line 6(b) from line 6(a): \$\_\_\_\_\_
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$\_\_\_\_\_
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative.
9. 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.



SWORN to before me this \_\_\_\_\_ day of January, 2009



Notary Public for South Carolina.

My Commission Expires: 1-16-2019

INFORMATION