

FILED
MCCORMICK COUNTY

2017 MAR 24 AM 9:24

CLERK OF COURT
MCCORMICK COUNTY, SC

BOOK 297
PAGE 27
DATED 3-20-17
BY 3-24-17

STATE OF SOUTH CAROLINA
COUNTY OF MCCORMICK

DEED

KNOW ALL MEN BY THESE PRESENTS, that We, **DELBERT G. OWEN**, also known as **Del G. Owen**, and **MARY ELIZABETH OWEN**, also known as **Mary J. Owen**, (hereinafter called "Grantors") for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, to the Grantor in hand paid at and before the sealing of these presents by, **STEPHANIE CHEREÉ JOHNSTON CRAWFORD** (hereinafter called "Grantee") the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, her heirs, successors and assigns, while **reserving a life estate to and for the benefit of Delbert G. Owen and Mary Elizabeth Owen** in and to the following described property:

PARCEL 1

All and singular that certain piece, parcel or parcel of land, situate, lying and being in Bordeaux Township, County of McCormick, State of South Carolina, being known and designated as Lot 16, Block 12, Southwind Subdivision, Savannah Lakes Village.

Subject to the Restrictive Covenants and Conditions for Savannah Lakes Village dated December 12, 1988, recorded in the Office of the Clerk of Court for McCormick County in Deed Book 89, at Page 37, and all supplements thereafter.

This is the identical property conveyed to Del G. Owen and Mary J. Owen by Forfeited Land Commission of McCormick County dated April 3, 2000, and recorded April 3, 2000, in Deed Book 150, at Page 51 in the Office of the Clerk of Court for McCormick County.

TMS # 089-02-12-016.

AUDITOR'S OFFICE MCCORMICK CTY.
Recorded 4-4-17
In Book 12, Page 17
Mayme Halile

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PARCEL 2

All that piece, parcel or lot of land, situate, lying and being in the County of McCormick, State of South Carolina, being designated as Lot No. 65 of the Little River Subdivision within the Clark Hill Reservoir Area, containing 1.3 acres, more or less, and being shown on plat recorded in Plat Book 4, at page 130, in the Office of the Clerk of Court for McCormick County, South Carolina.

The aforesaid conveyance being subject to the conditions and restrictions stated in Deed from United States of America to Wiley T. Coleman, dated September 23, 1958, and recorded in the Office of the Clerk of Court for McCormick County, South Carolina, in Deed Book 23, at page 76.

This is the identical property conveyed to Delbert G. Owen and Mary J. Owen by Deed of Charles B. Culbreath and Maggie L. Culbreath dated August 3, 1992, and recorded August 3, 1992, in Deed Book 105, at Page 72 in the Office of the Clerk of Court for McCormick County.

TMS #090-04-03-005.

Grantee's Mailing Address: 192 Memorial Dr., McCormick, SC 29835

SUBJECT to any and all other restrictions, conditions, easements, licenses, leases and reservations, whether or not of record.

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the 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, Successors and Assigns forever.

And the Grantors do hereby bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his Heirs, Successors and Assigns against themselves and their heirs, successors and assigns. and any 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 of the Grantee.

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 being transferred is located at Lot 16, Block 12, Southwind Subdivision, Savannah Lakes Village, bearing County Tax Map Number 089-02-12-016, 192 Memorial Drive, McCormick, SC, bearing County Tax Map Number 090-04-03-005 was transferred by Delbert G. Owen and Mary Elizabeth Owen to Stephanie Chereé Johnston Crawford while reserving a life estate for Delbert G. Owen and Mary Elizabeth Owen on _____.
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 a distribution to a trust beneficiary.
 - (c) Exempt from the deed recording fee because (See information section of affidavit):
1
 (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 _____.
 - (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: _____
 - (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 result here: _____

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: Attorney

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.

Delbert G. Owen
Responsible Person Connected with the Transaction

Delbert G. Owen
Print or Type Name Here

Sworn to before me this 20th
day of March, 2017
[Signature]
Notary Public for South Carolina
My Commission Expires: 9/10/23