

Ⓢ AFTER RECORDING PLEASE RETURN DOCUMENT TO:
KORN LAW FIRM
1300 PICKENS STREET
COLUMBIA, SC 29201

201400265271
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON, CLERK OF COURTS
07-31-2014 At 11:26 am.
DEED 10.00
State Tax .00
County Tax .00
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RECORDED

STATE OF SOUTH CAROLINA YORK COUNTY TAX ASSESSOR'S OFFICE
COUNTY OF YORK DATE 7-31-14 LIMITED WARRANTY DEED
TAX MAP NO. 653-8 (TITLE TO REAL ESTATE)
INITIALS CAK/TJ

RF13-00543/1091605

KNOW ALL MEN BY THESE PRESENTS, THAT

Federal Home Loan Mortgage Corporation (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of Two Hundred Seven Thousand and 00/100 (\$207,000.00), actual consideration, to me in hand paid at and before the sealing of these presents by John A. Cizmadia, Jr. and Susan C. Cizmadia, as joint tenants with rights of survivorship and not as tenants in common, (hereinafter "Grantee") the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said John A. Cizmadia, Jr. and Susan C. Cizmadia, as joint tenants with rights of survivorship and not as tenants in common their Heirs and Assigns forever, the following described real property, to wit:

LEGAL DESCRIPTION:

All that certain piece, parcel or tract of land lying and being and situate on the eastern side of Pleasant Road in Fort Mill Township, York County, South Carolina and being more particularly shown and described as 4.08 acres on Plat of Survey for Tommy Alan Faulkenberry, drawn by David D. Shaw, PLS, dated April 21, 1997 and recorded in the Office of the Clerk of Court for York County, South Carolina in Plat Book A-235 at Page 10, reference is hereby made for a more complete and accurate description, be all measurements a little more or less.

Property Address: 1960 Pleasant Road Fort Mill, SC 29708

This being the same property conveyed to Federal Home Loan Mortgage Corporation by Deed (Public Sale) of S. Jackson Kimball, as Master in Equity for York County recorded 11/11/13 in Book 13817, Page 103 in aforesaid county.

This deed was prepared by Korn Law Firm, PA, 1300 Pickens Street, Columbia, SC 29201

TMS#: 653-00-00-008

GRANTEE'S ADDRESS: 1960 Pleasant Road Fort Mill, SC 29708

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 said Premises belonging, or in anywise incident or appertaining.

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TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, as joint tenants with rights of survivorship and not as tenants in common their Heirs and Assigns forever, and the Grantor does hereby covenant with Grantee that Grantor has done nothing to impair such title as Grantor received it except as provided herein, does by and for itself, its successors and assigns, warrant and promise forever to defend all and singular the said premises and title unto Grantee, as joint tenants with rights of survivorship and not as tenants in common their heirs and assigns, against itself and its successors and assigns and all persons claiming by, under or through Grantor.

WITNESS its hand(s) and seal(s) this 28th day of July, 2014.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Federal Home Loan Mortgage Corporation
By Korn Law Firm as Attorney-In-Fact

LaRishia Brown
(Witness)

[Signature] L.S.
Peter D Korn/Kevin T Hardy
Its: Authorized Attorney

Christine E Funchess
(Witness)

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

ACKNOWLEDGMENT

RF13-00543

I, the undersigned Notary Public, do certify that Federal Home Loan Mortgage Corporation by Korn Law Firm, P.A. as Attorney in Fact by, Peter D Korn/Kevin T Hardy, its Authorized Attorney on behalf of the corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal the 28th day of July, 2014

Christine E Funchess
Christine E. Funchess
Notary Public for State of South Carolina
My commission expires: 09/16/19

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STATE OF SOUTH CAROLINA

COUNTY OF YORK

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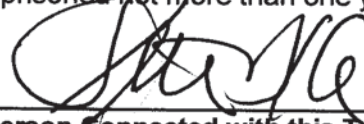
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property located at **1960 Pleasant Rd, Fort Mill, SC 29708**, bearing Tax Map Number 653-00-00-008 was transferred by Federal Home Loan Mortgage Corporation, to John A. Cizmadia, Jr. and Susan C. Cizmadia, as joint tenants with rights of survivorship and not as tenants in common
3. Check one of the following: The DEED is
 - (a) _____ subject to the deed recording fees 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) XX EXEMPT FROM RECORDING FEES AS FOLLOWS:
_____ #2 Transferred to a Government Agency
_____ #13 Transferred to Mortgage by Foreclosure or Deed in Lieu of Foreclosure

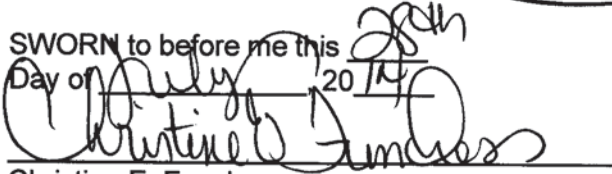
XX #3 That are otherwise exempted under the laws and Constitution of this State of the United States. SC Revenue Ruling 92-14, 12 USCA 1452 (a) & (e)
4. Complete the following if either item 3(a) or 3(b) above has been checked.
 - (a) \$_____ The fee is computed on the consideration paid or to be paid in money or money's worth.
5. Check YES _____ or NO xxxxx 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) \$_____ the amount listed in item 4 above.
 - (b) \$_____ the amount listed in item 5 above.
 - (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 is \$10.00.

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8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected to the transaction as: Seller's 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.



Responsible Person Connected with this Transaction
Peter D Korn/Kevin T Hardy

SWORN to before me this 28th
Day of July, 2014


Christine E. Funchess
Notary Public for South Carolina
My Commission Expires: 09/16/19