



recorded in Deed Book 3173 at page 343, in the Office of the Clerk of Court for York County.

The property is conveyed free and clear of all security interests, liens, claims and encumbrances from any entity or person whatsoever.

TOGETHER with all and singular the rights, members, hereditaments 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 the Grantor, and the Grantors' heirs executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs and assigns, against the Grantor or the Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

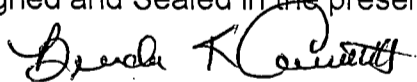
After filing for record mail to Grantee: Ryan Whitney  
[not a residence address] c/o: 25056 Timberlake Drive  
Tega Cay, South Carolina  
Without the United States

WITNESS our Hand and Seal this the 20th day of December in the year of our Lord Two Thousand and Twelve and in the two-hundred and thirty-sixth year of the independence of the United States of America.

Grantor, SAN JUAN HOLDINGS:  
  
\_\_\_\_\_  
By: Brett Osborn, Trustee (Seal)

Grantee:  
**With Reservation of All Rights**  
  
\_\_\_\_\_  
Ryan Whitney of the Powell family, a  
free inhabitant, without the United  
States

Signed and Sealed in the presence of:

  
\_\_\_\_\_  
Witness #1 Signature

Brenda K. Callicutt  
\_\_\_\_\_  
Witness #1 Printed Name

  
\_\_\_\_\_  
Witness #2 Signature

D. Aaron Simms  
\_\_\_\_\_  
Witness #2 Printed Name

STATE OF SOUTH CAROLINA  
COUNTY OF YORK

Personally appeared before me the undersigned witness and made oath that (s)he saw the within-name Grantor sign, seal and, as his act and deed, deliver the within written Deed to the within-name Grantee who then as his freewill act and deed did sign and seal the instrument and that (s)he, with the other witnesses subscribed above, witnessed the execution thereof.

SWORN to before me this  
20<sup>th</sup> day of December, 2012

Brenda K. Corbett  
Witness #1

Joy M. Uter

Notary Public for State of South Carolina  
My Commission Expires: ~~12/20/12~~ April 27, 2017

Joy M. Uter  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires  
April 27, 2017.

STATE OF NORTH CAROLINA )  
COUNTY OF Durham )

Affidavit For Taxable 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 transferred bears York County Tax Map Number 643-10-01-023 and was transferred by San Juan Holdings, Brett Osborne, trustee to Ryan Whitney Powell on December 20, 2012.
- 3, The deed is subject to the deed recording fee as a transfer for consideration paid in money or money's worth.
- 4, The fee should be computed on the consideration I paid in money or money's worth which at the time the transfer was made was \$225,000.00.
5. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the Grantee.
6. 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.

Ryan Powell  
Ryan Powell

SWORN to and subscribed before me this  
21 day of February, 2023

Ashley E. Amerson  
Notary Public for North Carolina

My Commission Expires: 9-21-2027

<b>ASHLEY E. AMERSON</b> Notary Public Wake Co., North Carolina My Commission Expires Sept. 21, 2027
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