2024026034
2 Pgs
DEED Book: DE 2718 Page: 3752 - 3753
May 6, 2024 03:09:19 PM Cons: $325,000.00
Rec: $15.00 Cnty Tax: $357.50 State Tax: $845.00
FILED IN GREENVILLE COUNTY, SC

When Recorded Mail to:
GRANTEES ADDRESS:
163 Clayton St.
Greer, SC 29650

Recording Time, Book & Page

SOUTH CAROLINA GENERAL WARRANTY DEED

COUNTY: GREENVILLE
CITY: GREER

TAX MAP# G009.00-01-023.01
DATE: MAY 1ST, 2024

Grantor	Grantee
TRUENORTHPROPERTIES LLC	**GREY W. HARRISON AND KATHRYN D. HARRISON** **AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($325,000.00)** paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, as Joint Tenants with Right of Survivorship and not as Tenants in Common, the real estate (the "Premises") described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING SHOWN AND DESIGNATED AS PARCEL "B" CONTAINING 0.15 ACRES MORE OR LESS ON A PLAT ENTITLED SURVEY FOR TRU NORTH PROPERTIES (CLAYTON ST) PREPARED BY SITE DESIGN, INC., DATED 9/15/22 AND RECORDED 1/17/23 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY IN PLAT BOOK 1452, AT PAGE 98; REFERENCE TO SAID PLAT BEING HEREBY MADE FOR A MORE COMPLETE METES AND BOUNDS DESCRIPTION THEREOF.

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO TRUENORTHPROPERTIES LLC BY DEED OF PHILIP V. LIAN AND HANNAH V. CANG DATED AUGUST 25, 2022 AND RECORDED AUGUST 29, 2022 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN DEED BOOK 2667 AT PAGES 174-176.

TM# G009.00-01-023.01

This conveyance is made ***SUBJECT TO***: subject to the easements, restrictions, reservations and conditions of record.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed under seal this 1st day of **MAY, 2024**

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR: TRUENORTHPROPERTIES LLC

Witness #1- RACHEL BAYNE

BY: JULIO MUNOZ, SOLE MEMBER

Witness # 2 – HEATHER WELCH

STATE OF SOUTH CAROLINA

Acknowledgment for Grantor

COUNTY OF GREENVILLE

I, a Notary Public for SOUTH CAROLINA, do hereby certify that THE ABOVE SIGNED Grantor by its duly authorized officer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 1st day of MAY, 2024

HEATHER H. WELCH, Notary Public for SOUTH CAROLINA

My Commission Expires:

11/22/2029

HEATHER H. WELCH
Notary Public-State of South Carolina
My Commission Expires
November 22, 2029