

AIKEN COUNTY ASSESSOR
Tax Map:
222-00-13-006
777-00-12-647
Date: 10/03/2016



2016023941

DEED

RECORDING FEES

STATE TAX

COUNTY TAX

PRESENTED & RECORDED

\$10.00

\$442.00

\$187.00

09-28-2016 01:15 PM

JUDITH WARNER

REGISTER OF MESNE CONVEYANCE

AIKEN COUNTY, SC

BY: JENNIFER MATHIS DEPUTY

BK: RB 4626

PG: 852 - 853

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

**GENERAL WARRANTY DEED
(TITLE TO REAL ESTATE)**

KNOW ALL MEN BY THESE PRESENTS, THAT

KELLY MEREDITH ST. CLAIR SHIMKUS AS TRUSTEE OR THE SUCCESSOR TRUSTEE OF THE MICHAEL E. ST. CLAIR REVOCABLE TRUST AGREEMENT DATED MAY 20, 2016 AND ANY AMENDMENTS THERETO (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **ONE HUNDRED SEVENTY THOUSAND AND NO/100THS DOLLARS (\$170,000.00)**, actual consideration to Grantor in hand paid at and before the sealing of these presents by **ARMAND TOLETTI AND ANNETTE L. RAGANO** (hereinafter "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 said, **ARMAND TOLETTI AND ANNETTE L. RAGANO**, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever, all my right, title and interest in and to the following described real property, to wit:

All that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being in the County of Aiken, State of South Carolina, containing 97.0 acres, more or less, being on the North side of SC Highway 302, being shown and delineated upon a plat prepared for Vernon L. Sox and Martha Sox by John M. Bailey & Associates dated June 15, 1991 and recorded in Plat Book 25 at Page 171, records of the RMC for Aiken County. Reference is being to said plat for a more complete and accurate description thereof.

Also including a 1991 Mobile Home with Serial Number PSHGA9871AB.

This being the same property conveyed to Kelly Meredith St. Clair Shimkus as Trustee or the Successor Trustee of the Michael E. St. Clair Revocable Trust Agreement Dated May 20, 2016 and any Amendments thereto by deed of Michael E. St. Clair dated May 20, 2016 and recorded May 25, 2016 in Record Book 4606 at Page 469, records of the RMC for Aiken County.

TMS#: 222-00-13-006

**Grantee's Address: 4549 Wagener Road
Aiken, SC 29805**

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises bel

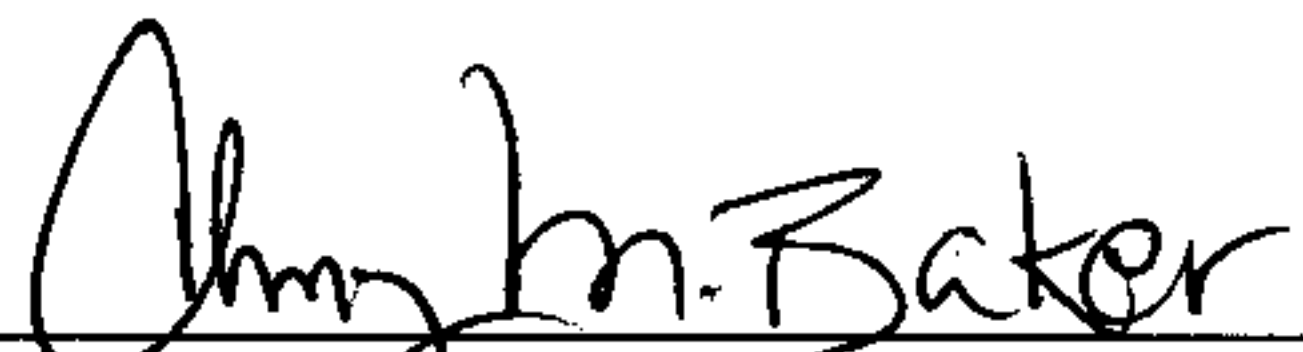
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto Grantees, as joint tenants with rights of survivorship and not as tenants in common, Their Heirs and Assigns forever.


AND Grantor does hereby bind her Heirs and Assigns to warrant and forever defend, all and singular, the said Premises unto Grantee, their Heirs and Assigns, as hereinabove provided, against Grantor and her Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my hand and seal this 26th day of September, 2016.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

(Witness)


(Witness)


(L.S.)
**KELLY MEREDITH ST. CLAIR SHIMKUS
AS TRUSTEE OR THE SUCCESSOR
TRUSTEE OF THE MICHAEL E. ST.
CLAIR REVOCABLE TRUST
AGREEMENT DATED MAY 20, 2016 AND
ANY AMENDMENTS THERETO**

STATE OF SOUTH CAROLINA

COUNTY OF AIKEN

ACKNOWLEDGMENT

I, Bradley L. Boni, the undersigned Notary Public, do certify that **KELLY MEREDITH ST. CLAIR SHIMKUS AS TRUSTEE OR THE SUCCESSOR TRUSTEE OF THE MICHAEL E. ST. CLAIR REVOCABLE TRUST AGREEMENT DATED MAY 20, 2016 AND ANY AMENDMENTS THERETO** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal the 26th day of September, 2016.


(L.S.)
Notary Public for South Carolina
My commission expires: 7/27/19

Return to:
Bradley L. Boni, LLC
#16759