

DEE-2015-33064



DEE BK 109-S PG 328-330

Prepared by:  
Salle Galloway, LLC  
9 Caledon Court, Suite A  
Greenville, SC 29615

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Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Dorothy Earle, Register Of Deeds

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF SPARTANBURG )

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that We, **James M. Petty and Janice H. Petty**, in consideration of **One Hundred Seventy-Nine Thousand Nine Hundred and xx/100 (\$179,900.00) Dollars**, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do hereby grant, bargain, sell, and release, subject to the easements, restrictions, reservations and conditions set forth below ("Exceptions"), unto **Luke A. Gedenberg and Bethany S. Gedenberg**, as joint tenants with rights of survivorship and not as tenants in common, their heirs, successors and assigns, forever:

**SEE ATTACHED EXHIBIT A HERETO:**

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property.

**Grantee's Address:** 9305 New Cut Road  
Campobello, SC 29322

Together with, subject to the above exceptions, all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining. To have and to hold, subject to the above exceptions, all and singular the premises before mentioned unto the grantee(s) as joint tenants with right of survivorship and not as tenants in common, and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, assigns, executors and administrators to warrant and forever defend all and singular said premises, subject to the above exceptions, unto the grantee(s) and the grantee's(s') heirs or successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 19<sup>th</sup> day of June, 2015.

SIGNED, sealed and delivered  
in the presence of:

*Justin H. Taylor*  
WITNESS

*James M. Petty*  
James M. Petty

*Justin H. Taylor*  
WITNESS

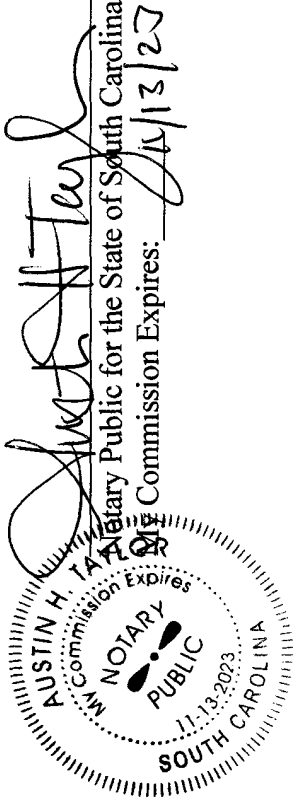
*Janice H. Petty*  
Janice H. Petty

STATE OF SOUTH CAROLINA )  
)  
COUNTY OF GREENVILLE )

# ACKNOWLEDGEMENT

I, the undersigned notary for the State of South Carolina, do hereby certify that the above referenced Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19<sup>th</sup> day of June, 2015.



## EXHIBIT A

ALL that certain piece, parcel or lot of land situate, lying and being located in the County of Spartanburg, State of South Carolina, being shown and designated as 10.73 acres, more or less, as shown on survey entitled "Boundary Survey for Luke Gedenberg," prepared by D&S Land Surveying, LLC, dated, June 18, 2015 and recorded in the Register of Deeds Office for Spartanburg County, South Carolina in Plat Book 170 Page 121p, and having such metes and bounds as shown thereon.

This being the same property conveyed to James M. Petty and Janice H. Petty by deed of Thelma S. Hill as recorded in the ROD Office for Spartanburg County, South Carolina in Deed Book 88-J Page 801 on April 23, 2007.

Tax Map No.: 1-31-00-054.01