

**FELICIA SIMON  
FLORENCE COUNTY  
REGISTER OF DEEDS**

180 N. Irby St ~ Florence, SC 29501 (843) 665-3032

---

**\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\***

---

---

**\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\***

---

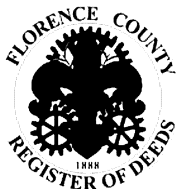
<b>Instrument #:</b>	2025012391	
<b>Receipt Number:</b>	23144	<b>Return To:</b>
<b>Recorded As:</b>	EREC-DEED	
<b>Recorded On:</b>	September 18, 2025	
<b>Recorded At:</b>	09:12 AM	<b>Received From:</b>
		<b>Parties:</b>
<b>Book/Page:</b>	DMA 1177: 1073 - 1077	Direct- Damon L. Richardson
<b>Total Pages:</b>	5	Indirect- Augustus McIntosh

---

**\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\***

---

<b>Recording Fee:</b>	\$15.00
<b>Consideration:</b>	\$145,000.00
<b>County Tax:</b>	\$159.50
<b>State Tax:</b>	\$377.00
<b>Tax Charge:</b>	\$536.50



Prepared By:  
Finklea, Hendrick & Blake, LLC  
814 West Evans Street  
Florence, SC 29503

File No.: R251003-McIntosh

STATE OF SOUTH CAROLINA )  
COUNTY OF FLORENCE )

**GENERAL WARRANTY DEED**

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS**, that **Damon L. Richardson**, in the State aforesaid, for and in consideration of the sum of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

**Augustus McIntosh**

All Grantor's right, title and equitable or legal interest in and to:

All that certain piece, parcel or lot of land situate in the City and County of Florence, State of South Carolina, and being designated as Lot 7, Block L, as shown on a plat of Oakland and recorded in the Office of the Clerk of Court for Florence County in Plat Book C at Page 49. The said lots fronts the North side of Darlington Street for a distance of 50 feet, is in depth 150 feet, and is bounded as follows: North by Lot 25; East by Lot 6; South by Darlington Street, and West by Lot 8.

**DERIVATION:**

This being the same property conveyed to Damon L. Richardson by Warranty Deed of Gloria E. Richardson a/k/a Gloria Richardson dated March 19, 2019 and recorded March 28, 2019 in Deed Book 789, Page 1230, Florence County, South Carolina.

Florence County Tax Map No.: 01792-04-004

Grantee Address: 2210 S. Peachtree St., Florence, SC, 29505

PROPERTY DESIGNATED AS:  
PARCEL: 01792-04-004

SPLIT FROM:  
BY FLORENCE COUNTY ASSESSOR'S OFFICE - MP

This conveyance is made SUBJECT TO:

easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.


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 said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

**AND GRANTOR DOES** hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of Damon Richardson this 17th day of September and in the year of our Lord, Two Thousand and Twenty-Five (2025) and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the presence of:

  
Witness No. 1

  
Damon Richardson

Witness No. 2 (NOTARY)

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 17 day of September, 2025 by Damon Richardson. Further I have verified that pursuant to SC Code Section 26-1-120(E), The subscribing witness identified above who witnessed the principal sign the instrument or witnessed the principal acknowledge his/her signature on the instrument is not a party to or beneficiary of the transaction.

  
Notary Public for South Carolina  
Printed Name: Patrick Ford a/k/a P. Ford  
Commission Expires: April 13, 2026

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

**AFFIDAVIT FOR TAXABLE OR  
EXEMPT 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 is being transferred is located at 2210 S. Peachtree Street, Florence, SC 29505 bearing Florence County Tax Map Number 01792-04-004, was transferred by Damon Richardson to Augustus McIntosh on September 17, 2025.
3. Check one of the following: The DEED is:
  - a. ☒ subject to the deed recording fee 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 a distribution to a trust beneficiary.
  - c. ☐ EXEMPT from the deed recording fee because (see information section of affidavit): \_\_\_\_\_ (If exempt, please skip items 4-7 and go to item 8 of this affidavit.)If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?  
Check Yes ☐ or No ☒
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
  - a. ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$145,000.00.
  - b. ☐ The fee is computed on the fair market value of the realty which is \$\_\_\_\_\_.
  - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$\_\_\_\_\_.
5. Check YES ☐ or NO ☒ 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If YES, the amount of the outstanding encumbrance is \$\_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - a. Place the amount listed in item 4 above here: \$ 145,000.00
  - b. Place the amount listed in item 5 above here: \$ 0.00  
(If no amount is listed, place zero here.)
  - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 145,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$536.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Damon Richardson (Seller/Grantor)

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 the Transaction

Damon Richardson  
(Seller/Grantor)


THE STATE OF South Carolina

COUNTY OF Florence

)  
)  
)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 17th day of September, 2025 by Damon Richardson.

  
\_\_\_\_\_  
Notary Public for South Carolina  
Printed Name: Patrick Ford a/k/a P. Ford  
Commission Expires: April 13, 2026