

Thursday, June 24, 2021

#### LOCATION

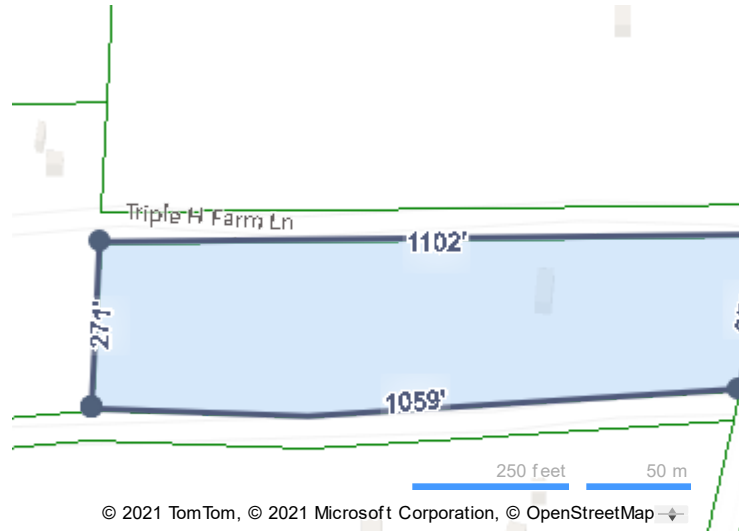
<b>Property Address</b>	2138 Joyner Pond Rd Aiken, SC 29803-8204
<b>Subdivision</b>	Win6
<b>County</b>	Aiken County, SC

#### PROPERTY SUMMARY

<b>Property Type</b>	Residential
<b>Land Use</b>	Residential
<b>Improvement Type</b>	Farm Implement Shed
<b>Square Feet</b>	2404

#### GENERAL PARCEL INFORMATION

<b>Parcel ID/Tax ID</b>	209-00-20-001
<b>Alternate Parcel ID</b>	00-256-0-01-103
<b>Account Number</b>	
<b>District/Ward</b>	101
<b>2010 Census Trct/Blk</b>	219/4
<b>Assessor Roll Year</b>	2019



#### CURRENT OWNER

<b>Name</b>	Burton Maria
<b>Mailing Address</b>	2138 Joyner Pond Rd Aiken, SC 29803-8204

#### SCHOOL ZONE INFORMATION

<b>Oakwood-Windsor Elementary School</b>	2.9 mi
Elementary: Pre K to 5	Distance
<b>Kennedy(Mb) Middle School</b>	9.6 mi
Middle: 6 to 8	Distance
<b>Aiken Middle School</b>	10.5 mi
Middle: 6 to 8	Distance
<b>South Aiken High School</b>	9.5 mi
High: 9 to 12	Distance

#### SALES HISTORY THROUGH 06/09/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/2/2013	\$55,000	Burton Maria	Joy Albrecht			4458/1332
2/5/2009	\$94,000	Joy Albrecht	Nongluck Teppawan & Surapong Teppawan			4240/86
9/11/2006	\$51,000	Nongluck Teppawan & Surapong Teppawan	Byars John W			4089/686

#### TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2019	<b>Assessment Year</b>	2019
<b>Appraised Land</b>	\$23,590	<b>Assessed Land</b>	\$983
<b>Appraised Improvements</b>	\$50,811	<b>Assessed Improvements</b>	\$2,117
<b>Total Tax Appraisal</b>	\$74,401	<b>Total Assessment</b>	\$3,100
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

#### TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
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2019	\$423.32	\$423.32
2018	\$429.94	\$429.94
2017	\$414.44	
2016	\$369.75	
2014	\$229.06	
2013	\$213.41	

PROPERTY CHARACTERISTICS: BUILDING

Building # 1			
Type	Farm Implement Shed	Condition	Units
Year Built	2015	Effective Year	Stories 1
BRs		Baths	Rooms
Total Sq. Ft.	364		
Building Square Feet (Living Space)		Building Square Feet (Other)	

- CONSTRUCTION		
Quality		Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Single Wallboards On Wood	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures
- OTHER		
Occupancy		Building Data Source

PROPERTY CHARACTERISTICS: BUILDING

Building # 2			
Type	Stable	Condition	Units
Year Built	2015	Effective Year	Stories 1
BRs		Baths	Rooms
Total Sq. Ft.	2,040		
Building Square Feet (Living Space)		Building Square Feet (Other)	

- CONSTRUCTION		
Quality		Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Single Metal On Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures
- OTHER		
Occupancy		Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

# PROPERTY CHARACTERISTICS: LOT

<b>Land Use</b>		Residential	<b>Lot Dimensions</b>	
<b>Block/Lot</b>			<b>Lot Square Feet</b>	293,158
<b>Latitude/Longitude</b>		33.476961°/-81.557403°	<b>Acreage</b>	6.73
<b>Type</b>	<b>Land Use</b>	<b>Size</b>	<b>Tax Assessor Value</b>	
		5.00 Ac		
		1.74 Ac		

# PROPERTY CHARACTERISTICS: UTILITIES/AREA

<b>Gas Source</b>		<b>Road Type</b>
<b>Electric Source</b>		<b>Topography</b>
<b>Water Source</b>		<b>District Trend</b>
<b>Sewer Source</b>		<b>Special School District 1</b>
<b>Zoning Code</b>		<b>Special School District 2</b>
<b>Owner Type</b>		

# LEGAL DESCRIPTION

<b>Subdivision</b>	Win6	<b>Plat Book/Page</b>
<b>Block/Lot</b>		<b>District/Ward</b> 101
<b>Description</b>	W/Side Road 492	

# FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	45003C0575E	06/19/2012



## Parcel Summary

Parcel ID	209-00-20-001
Location Address	2138 JOYNER POND RD AIKEN 29803 W/SIDE ROAD 492
Legal Description	(Note: Not to be used on legal documents)
Property Class / Property Type	RESIDENTIAL / REAL PROPERTY
Neighborhood	WIN6
Fire District	WINDSOR FIRE DEPARTMENT
Building Description	
Tax District	WINDSOR
Millage Rate	6% RATIO = 239.50 OWNER-OCCUPIED 4% RATIO = 102.20
Acres	6.74
Exemptions	
Council District	COUNCIL DISTRICT ONE
Location Description	W/SIDE ROAD 492



## Owner Information

[Maria Burton](#)

2138 Joyner Pond Rd  
Aiken, SC 29803

## Land Information

Land Type	Units	Unit Type	Appraised Value	Market Value
Legal Residence 4%	5	AC	\$17,500	\$17,500
Residential 6%	1.74	AC	\$6,090	\$6,090

## Commercial/Agricultural/Other Buildings

Type	Stable
Wall Height	9
Stories	1
Total Area Sq Ft	2,040
Framing	Pole frame
Exterior Walls	Single -Metal on Wood Frame;
Actual Year Built	2015
Elevator	
Elevator Count	0
Sprinkler	
Basement	
HVAC	;
Market Value	\$47,379

Type	Farm Implement Shed
Wall Height	10
Stories	1
Total Area Sq Ft	364
Framing	Pole frame
Exterior Walls	Single -Wall-Boards on Wood;
Actual Year Built	2015
Elevator	
Elevator Count	0
Sprinkler	
Basement	
HVAC	;
Market Value	\$3,267

## Mobile Homes on Parcel

Property Card	Class	Category	Serial Number	Decal Number	Color	Length x Width	Total Area Sq Ft	Year Built	Market Value
<a href="#">777-00-12-209</a>	OWNER OCCUPIED RESIDENTIAL (4%)	Two-Section, Aluminum	GMHGA111938795AB	49681	GRAY	56 x 24	1,344	1993	\$7,661

Miscellaneous Improvement Information

Description	Size	Units	Market Value
Additional Cost (porches, canopies, etc.)			\$165

Sales

Sale Date	Buyer	Seller	Sale Price	Book/Page
9/11/2006	NONGLUCK TEPPAWAN & SURAPONG TEPPAWAN	BYARS JOHN W	\$51,000	4089/686
2/5/2009	JOY ALBRECHT	NONGLUCK TEPPAWAN & SURAPONG TEPPAWAN	\$94,000	4240/86
5/2/2013	MARIA BURTON	JOY ALBRECHT	\$55,000	4458/1332

Property Valuation History

	2020	2019
Land Value	\$23,590	\$23,590
Improvement Value	\$50,811	\$50,811
Total Market Value	\$74,401	\$74,401
Assessed Value	\$3,110	\$3,110

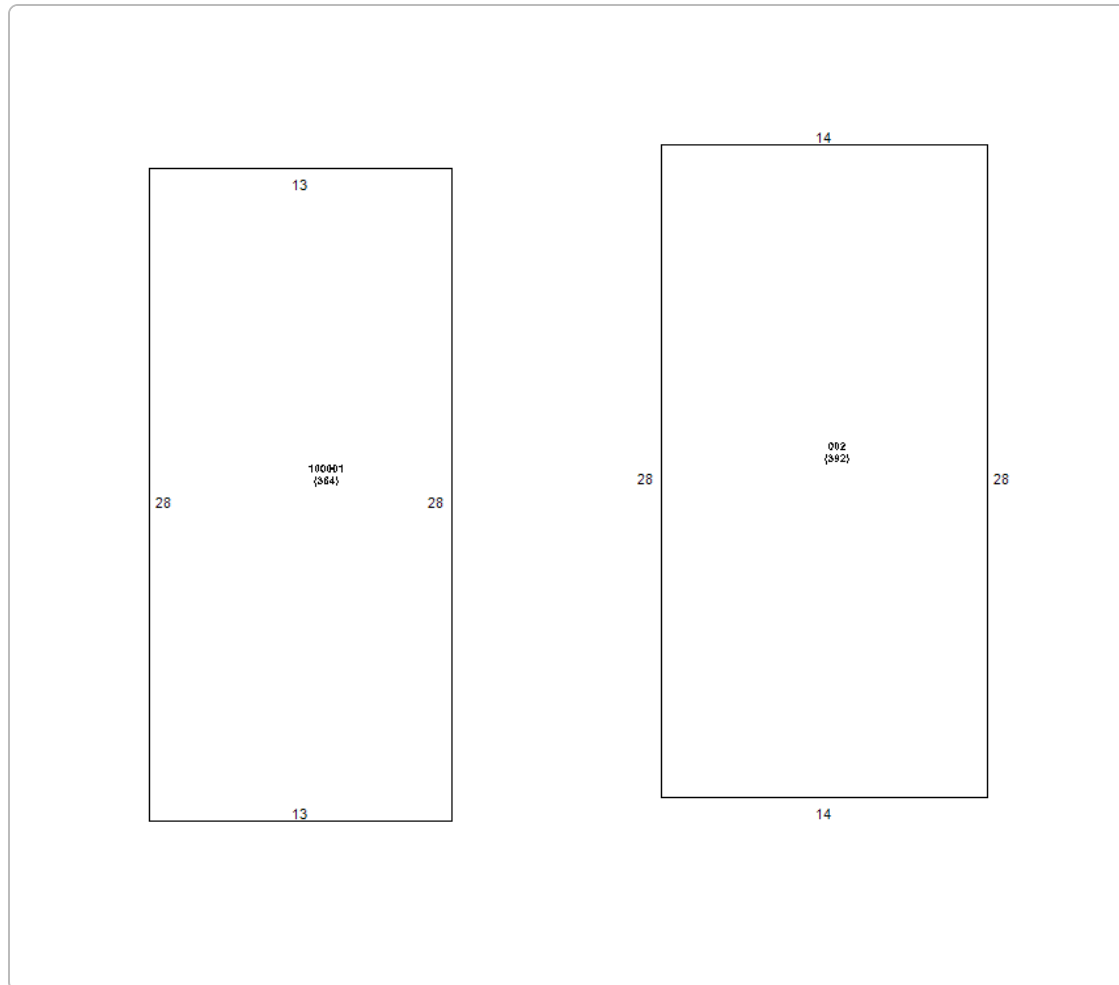
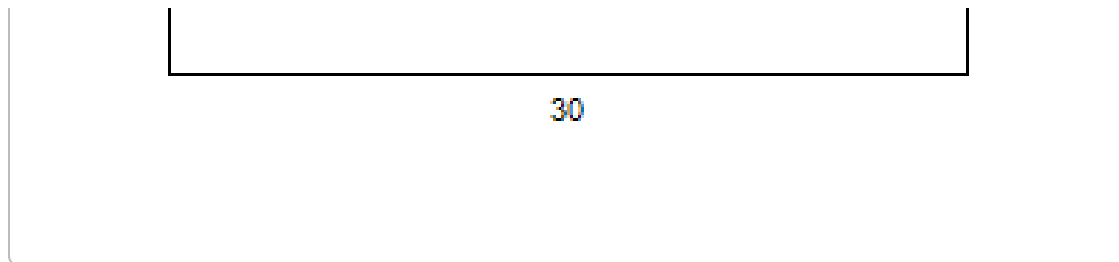
Sketches

30

100001  
(2040)

68

68



## Photos



No data available for the following modules: Residential Buildings, Mobile Home Information.

The Aiken County Assessor's Office and IT/GeoServices Division strive to produce the most accurate information possible. No express or implied warranties of any kind are provided for, or applicable to, the data herein, its use, or its interpretation. All assessment information is subject to change.

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**AIKEN COUNTY REAL ESTATE  
OR PERSONAL PROPERTY TAX NOTICE**

**Charles T. Barton**, Auditor  
(803) 642-1510 PO Box 94, Aiken SC 29802  
**Jason Goings**, Treasurer  
(803) 642-2092 PO Box 919, Aiken SC 29802

**ACCOUNT NUMBER:** R2020023327  
**NAME:** BURTON MARIA  
**PROPERTY ADDRESS:** 2138 JOYNER POND RD  
**PROPERTY LOCATION:** W/SIDE ROAD 492

**Aiken Office**  
1930 University Parkway  
Monday - Friday  
8:30 AM to 5:00 PM

**North Augusta Office**  
100 Georgia Avenue  
Monday - Friday  
8:30 AM - 1 PM & 2 PM to 4:30 PM

**Wagener Office**  
49 Roy Street  
2nd & 4th Thursday of  
each month 9 AM to 4 PM

PROPERTY CLASS	FIRE DISTRICT	RATIO	TAXABLE VALUE	LOTS	ACRES	#IMP	TAX DISTRICT	ASSESSED VALUE
Residential	14	.040	68310	000	5		101	2730
Residential	14	.060	6090	000	1.74		101	370

**BREAKDOWN OF TAXES**

**\*FROM 1% SALES TAX PASSED FOR AIKEN COUNTY SCHOOLS**

School Levy = 171.00		County Levy = 68.50		Total Levy = 239.50			
TAXING ENTITY		LEVY/MILLS		ASSESSMENT		TAX	
APPROVED BY BOARD OF EDUCATION							
School Operation		137.30		3100		425.63	
School Prop Relief		137.30		-2730		-374.83	
School Bond Debt		033.70		3100		104.47	
School Bond Debt Credit *		003.00		3100		-9.3	
APPROVED BY COUNTY COUNCIL							
County Operation		056.40		3100		174.84	
County Debt		003.30		3100		10.23	
Solid Waste		005.90		3100		18.29	
Aiken Technical College		002.80		3100		8.68	
USC - Aiken		000.10		3100		0.31	
Roads		000.00		0		0	
Homestead Exemption		000.00		0		0	
Fire Fee						55.00	
Storm Fee						10.00	
APPROVED BY CITY COUNCIL							
No Penalty, Pay by Jan 15, 2021						423.32	

APPRAISED VALUE	
<b>NAME:</b> BURTON MARIA	
<b>PROPERTY ID:</b> 209-00-20-001	
<b>GIS #:</b> 209-00-20-001	
<b>Taxable Value:</b>	74400
County/School Tax Total	742.45
Homestead Exemption	0
School Prop Relief	-374.83
School Bond Debt Credit *	-9.3
Fire Fee	55.00
Storm Fee	10.00
<b>TOTAL DUE</b>	
<b>423.32</b>	
PAY AFTER	
3% Jan 16-Feb 01, 2021	434.07
10% Feb 02-Mar 16, 2021	459.15
15% After Mar 16, 2021	477.07

AFTER THE 16TH, DELINQUENT TAX COLLECTOR WILL ACCEPT ONLY CASH, CASHIER'S CHECK OR US POSTAL MONEY ORDER.  
CONTACT DELINQUENT TAX COLLECTOR AT 803-642-2081 FOR CORRECT AMOUNT TO PAY.

PLEASE DETACH BOTTOM PORTION AND RETURN TO TREASURER TO ENSURE PROPER CREDIT

**JASON GOINGS**  
AIKEN COUNTY TREASURER  
PO BOX 919  
AIKEN SC 29802

ACCOUNT NUMBER: R2020023327		PROPERTY ID: 209-00-20-001	
No Penalty, Pay by Jan 15, 2021			423.32
3% Jan 16-Feb 01, 2021			434.07
10% Feb 02-Mar 16, 2021			459.15
15% AFTER MAR 16, 2021, - UNPAID TAXES (INCLUDING FIRE FEES) WILL BE FORWARDED TO THE DELINQUENT TAX COLLECTOR AND WILL BE SUBJECT TO ADDITIONAL PENALTIES AND COSTS. CONTACT TAX COLLECTOR FOR CORRECT AMOUNT.			


**PLEASE MAKE CHECKS PAYABLE AND REMIT TO:**

BURTON MARIA  
2138 JOYNER POND RD  
AIKEN SC 29803

AIKEN COUNTY TREASURER  
PO BOX 919  
AIKEN SC 29802

Thursday, June 24, 2021

#### LOCATION

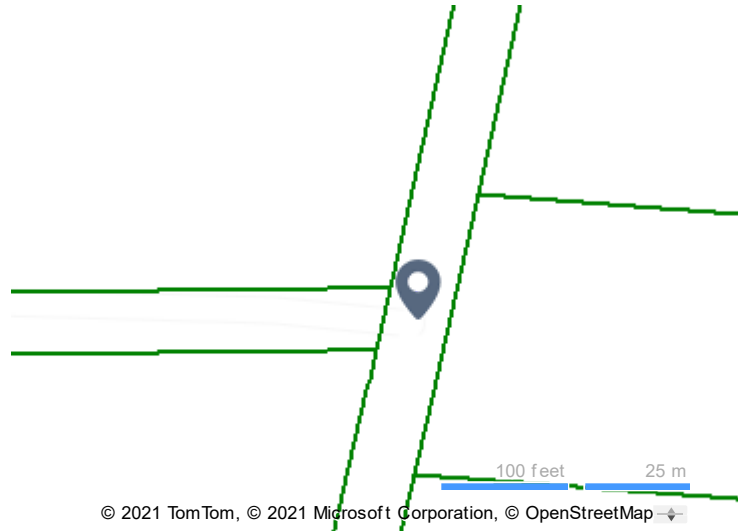
<b>Property Address</b>	2138 Joyner Pond Rd Aiken, SC 29803-8204	
<b>Subdivision</b>	Mh	
<b>County</b>	Aiken County, SC	

#### PROPERTY SUMMARY

<b>Property Type</b>	Residential
<b>Land Use</b>	Residential
<b>Improvement Type</b>	Manufactured Housing
<b>Square Feet</b>	1344

#### GENERAL PARCEL INFORMATION

<b>Parcel ID/Tax ID</b>	777-00-12-209
<b>Alternate Parcel ID</b>	00-256-0-01-103.0001
<b>Account Number</b>	
<b>District/Ward</b>	101
<b>2010 Census Trct/Blk</b>	219/4
<b>Assessor Roll Year</b>	2019



#### CURRENT OWNER

<b>Name</b>	Burton Maria
<b>Mailing Address</b>	2138 Joyner Pond Rd Aiken, SC 29803-8204

#### SCHOOL ZONE INFORMATION

<b>Oakwood-Windsor Elementary School</b>	2.9 mi
Elementary: Pre K to 5	Distance
<b>Kennedy(Mb) Middle School</b>	9.7 mi
Middle: 6 to 8	Distance
<b>Aiken Middle School</b>	10.5 mi
Middle: 6 to 8	Distance
<b>South Aiken High School</b>	9.6 mi
High: 9 to 12	Distance

#### SALES HISTORY THROUGH 06/09/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/2/2013		Burton Maria				
2/5/2009						
9/11/2006						

#### TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2019	<b>Assessment Year</b>	2019
<b>Appraised Land</b>		<b>Assessed Land</b>	
<b>Appraised Improvements</b>	\$9,332	<b>Assessed Improvements</b>	\$370
<b>Total Tax Appraisal</b>	\$9,332	<b>Total Assessment</b>	\$370
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

#### TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
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2019	\$81.71	\$81.71
2018	\$81.78	\$81.78
2017	\$79.93	
2016	\$74.97	
2014	\$83.52	
2013	\$78.52	

#### PROPERTY CHARACTERISTICS: BUILDING

##### Building # 1

Type	Manufactured Housing	Condition	Units
Year Built	1993	Effective Year	Stories
BRs		Baths	Rooms

Total Sq. Ft. 1,344

Building Square Feet (Living Space)	Building Square Feet (Other)
-------------------------------------	------------------------------

##### - CONSTRUCTION

Quality		Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Aluminum	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

##### - OTHER

Occupancy	Building Data Source
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#### PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Wood Deck	64	1994	
Wood Deck	256	1994	

#### PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions
Block/Lot		Lot Square Feet
Latitude/Longitude	33.477410°/-81.555386°	Acreage

#### PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

#### LEGAL DESCRIPTION

Subdivision	Mh	Plat Book/Page
Block/Lot		District/Ward
Description		101



## Parcel Summary

**Parcel ID** 777-00-12-209  
**GIS Number** [209-00-20-001](#)  
**Location Address** 2138 JOYNER POND RD  
**Legal Description** (Note: Not to be used on legal documents)  
**Property Class / Property Type** RESIDENTIAL / MOBILE HOME  
**Neighborhood** MH  
**Fire District** WINDSOR FIRE DEPARTMENT  
**Building Description** 93 GENERAL  
**Tax District** WINDSOR  
**Millage Rate** 6% RATIO = 239.50 OWNER-OCCUPIED 4% RATIO = 102.20  
**Acres** 0.00  
**Exemptions**  
**Council District** COUNCIL DISTRICT ONE  
**Location Description**



## Owner Information

[Maria Burton](#)  
 2138 Joyner Pond Rd  
 Aiken, SC 29803

## Mobile Home Information

Class	Category	Serial Number	Decal Number	Color	Length x Width	Total Area Sq Ft	Year Built	Market Value
OWNER OCCUPIED RESIDENTIAL (4%)	Two-Section, Aluminum	GMHGA111938795AB	49681	GRAY	56 x 24	1,344	1993	\$7,778

## Miscellaneous Improvement Information

Description	Size	Units	Market Value
Wood Deck (SF)	256/0	256	\$1,045
Wood Deck (SF)	64/0	64	\$509

## Sales

Sale Date	Buyer	Seller	Sale Price	Book/Page
9/11/2006			\$0	/
2/5/2009			\$0	/
5/2/2013			\$0	/

## Property Valuation History

	2020	2019
Land Value	\$0	\$0
Improvement Value	\$9,332	\$9,332
Total Market Value	\$1,554	\$1,554
Assessed Value	\$370	\$370

## Photos



**No data available for the following modules:** Land Information, Residential Buildings, Commercial/Agricultural/Other Buildings, Mobile Homes on Parcel, Sketches.

The Aiken County Assessor's Office and IT/GeoServices Division strive to produce the most accurate information possible. No express or implied warranties of any kind are provided for, or applicable to, the data herein, its use, or its interpretation. All assessment information is subject to change.

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Version 2.3.127



**AIKEN COUNTY REAL ESTATE  
OR PERSONAL PROPERTY TAX NOTICE**

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**Jason Goings**, Treasurer  
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**ACCOUNT NUMBER:** R2020023328  
**NAME:** BURTON MARIA  
**PROPERTY ADDRESS:** 2138 JOYNER POND RD  
**PROPERTY LOCATION:** 93 GENERAL Serial No: GMHGA111938795AB

**Aiken Office**  
1930 University Parkway  
Monday - Friday  
8:30 AM to 5:00 PM

**North Augusta Office**  
100 Georgia Avenue  
Monday - Friday  
8:30 AM - 1 PM & 2 PM to 4:30 PM

**Wagener Office**  
49 Roy Street  
2nd & 4th Thursday of  
each month 9 AM to 4 PM

PROPERTY CLASS	FIRE DISTRICT	RATIO	TAXABLE VALUE	LOTS	ACRES	#IMP	TAX DISTRICT	ASSESSED VALUE
Residential	14	.040	9330	000	0		101	370

**BREAKDOWN OF TAXES**

**\*FROM 1% SALES TAX PASSED FOR AIKEN COUNTY SCHOOLS**

School Levy = 171.00		County Levy = 68.50		Total Levy = 239.50			
TAXING ENTITY		LEVY/MILLS		ASSESSMENT		TAX	
APPROVED BY BOARD OF EDUCATION							
School Operation		137.30		370		50.8	
School Prop Relief		137.30		-370		-50.8	
School Bond Debt		033.70		370		12.47	
School Bond Debt Credit *		003.00		370		-1.11	
APPROVED BY COUNTY COUNCIL							
County Operation		056.40		370		20.87	
County Debt		003.30		370		1.22	
Solid Waste		005.90		370		2.18	
Aiken Technical College		002.80		370		1.04	
USC - Aiken		000.10		370		0.04	
Roads		000.00		0		0	
Homestead Exemption		000.00		0		0	
Fire Fee						45.00	
APPROVED BY CITY COUNCIL							
No Penalty, Pay by Jan 15, 2021						81.71	

APPRAISED VALUE	
<b>NAME:</b> BURTON MARIA	
<b>PROPERTY ID:</b> 777-00-12-209	
<b>GIS #:</b> 209-00-20-001	
<b>Taxable Value:</b>	9330
County/School Tax Total	88.62
Homestead Exemption	0
School Prop Relief	-50.8
School Bond Debt Credit *	-1.11
Fire Fee	45.00
<b>TOTAL DUE</b>	
<b>81.71</b>	
<b>PAY AFTER</b>	
3% Jan 16-Feb 01, 2021	82.81
10% Feb 02-Mar 16, 2021	85.38
15% After Mar 16, 2021	87.22

-----  
AFTER THE 16TH, DELINQUENT TAX COLLECTOR WILL ACCEPT ONLY CASH, CASHIER'S CHECK OR US POSTAL MONEY ORDER.  
CONTACT DELINQUENT TAX COLLECTOR AT 803-642-2081 FOR CORRECT AMOUNT TO PAY.  
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PLEASE DETACH BOTTOM PORTION AND RETURN TO TREASURER TO ENSURE PROPER CREDIT

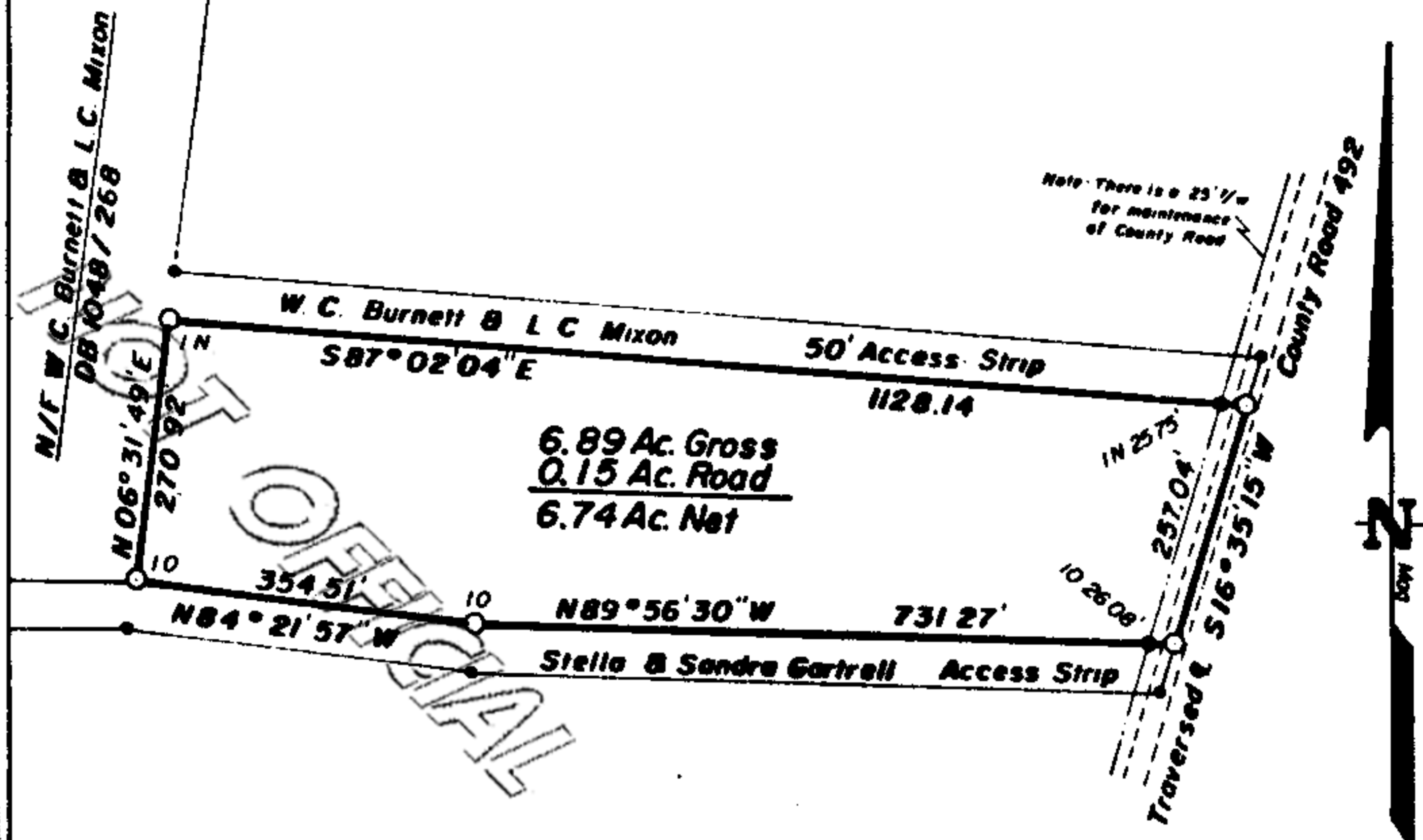
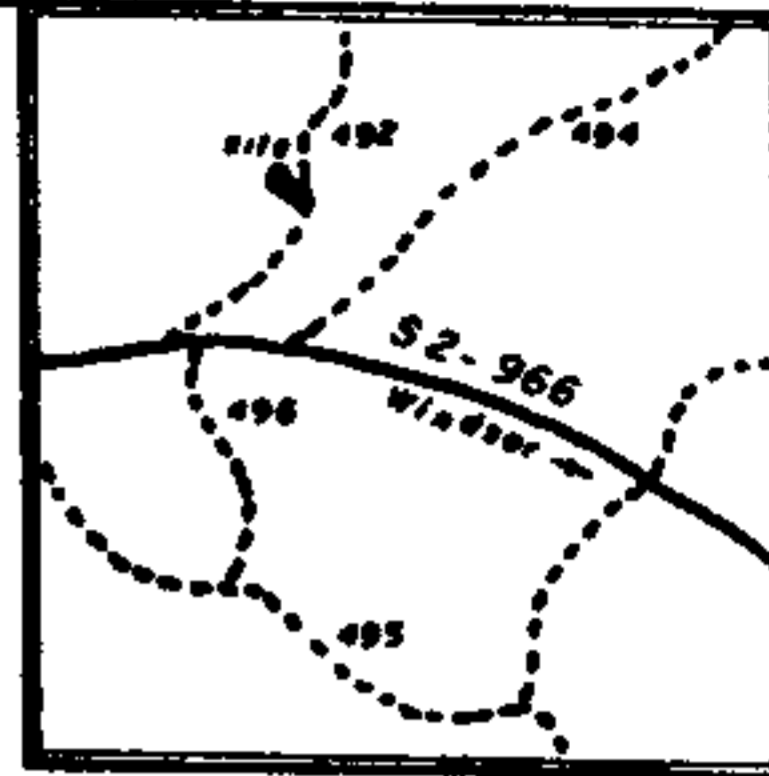
**JASON GOINGS**  
AIKEN COUNTY TREASURER  
PO BOX 919  
AIKEN SC 29802

ACCOUNT NUMBER: R2020023328		PROPERTY ID: 777-00-12-209	
No Penalty, Pay by Jan 15, 2021		81.71	
3% Jan 16-Feb 01, 2021		82.81	
10% Feb 02-Mar 16, 2021		85.38	
15% AFTER MAR 16, 2021. - UNPAID TAXES (INCLUDING FIRE FEES) WILL BE FORWARDED TO THE DELINQUENT TAX COLLECTOR AND WILL BE SUBJECT TO ADDITIONAL PENALTIES AND COSTS. CONTACT TAX COLLECTOR FOR CORRECT AMOUNT.			

PLEASE MAKE CHECKS PAYABLE AND REMIT TO:

BURTON MARIA  
2138 JOYNER POND RD  
AIKEN SC 29803

AIKEN COUNTY TREASURER  
PO BOX 919  
AIKEN SC 29802



THIS PROPERTY/PARCEL/TRACT/LOT IS NOT SUBJECT TO THE AIKEN COUNTY SUBDIVISION REGULATIONS ORDINANCE, IN ACCORDANCE WITH SECTION 301.21 (2) OF SAID ORDINANCE

*Philip D England* 9-24-89  
AIKEN COUNTY PLANNING & DEVELOPMENT DEPARTMENT

RECORDED 9-15-89 at 1145  
*Reese Whitman*  
S.M. of AIKEN COUNTY

RETURNED TO:  
TOOLE AND TOOLE  
ATTORNEYS AT LAW  
153 LAURENS ST., S.W.  
AIKEN, S. C. 29801

PLAT PREPARED FOR

**JOHN W. BYARS**

GEORGE S. TODD RLS 7409  
208 DENNY HWY.  
SALUDA S.C. 29138  
445-7892

I hereby certify that the ratio of precision of the field survey is 1/10,000 as shown hereon and the area was determined by the DMD method of area calculation.



AIKEN COUNTY  
JULY 10, 1989

SOUTH CAROLINA  
SCALE: 1"=200'



AIKEN COUNTY ASSESSOR  
Tax Map:  
209-00-20-001



**2013011278**

DEED  
RECORDING FEES \$10.00  
STATE TAX \$143.00  
COUNTY TAX \$60.50

PRESENTED & RECORDED:

**05-06-2013 12:33 PM**

JUDITH WARNER  
REGISTER OF MESNE CONVEYANCE  
AIKEN COUNTY, SC  
BY: JULIE STUTTS DEPUTY RMC

**BK: RB 4458**

**PG: 1332 - 1334**

STATE OF SOUTH CAROLINA )  
COUNTY OF AIKEN )

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

KNOW ALL MEN BY THESE PRESENTS, THAT

**JOY ALBRECHT** (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **FIFTY FIVE THOUSAND DOLLARS AND NO/100THS DOLLARS (\$55,000.00)**, actual consideration to Grantor in hand paid at and before the sealing of these presents by **MARIA BURTON**, (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 Grantee, her 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 lot of land, with any improvements thereon, **containing 6.89 gross acres and 6.74 net acres with 0.15 acre** lying in the below described right of way, situate, lying and being near Windsor, in Aiken County, South Carolina, as is shown and designated on a plat prepared by George S. Todd, RLS, dated July 10, 1989, and recorded September 15, 1989 in Misc. Book 552, at page 63, records of Aiken County, South Carolina. Reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

**Specifically** excluded from this conveyance is the 0.15 acre portion of this tract of land comprising the right of way of Country Road No. .492. Such acreage, right of way, and road being more fully outlined on the aforementioned plat.

**Together** with one 1993 Mobile Home, Vin #GMHGA111938795A&B.

**This** being the same property conveyed to Joy Albrecht by deed of February 5, 2009 recorded February 9, 2009, in the RMC Office in Aiken County, South Carolina in Book 4240, page 86, Aiken County Records.

**TMS # 209-00-20-001 & TMS # 777-00-12-209**

**Grantee's Address:** 2138 Joyner Pond Road

Aiken, SC 29803


**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 Grantee, his Heirs and Assigns forever.

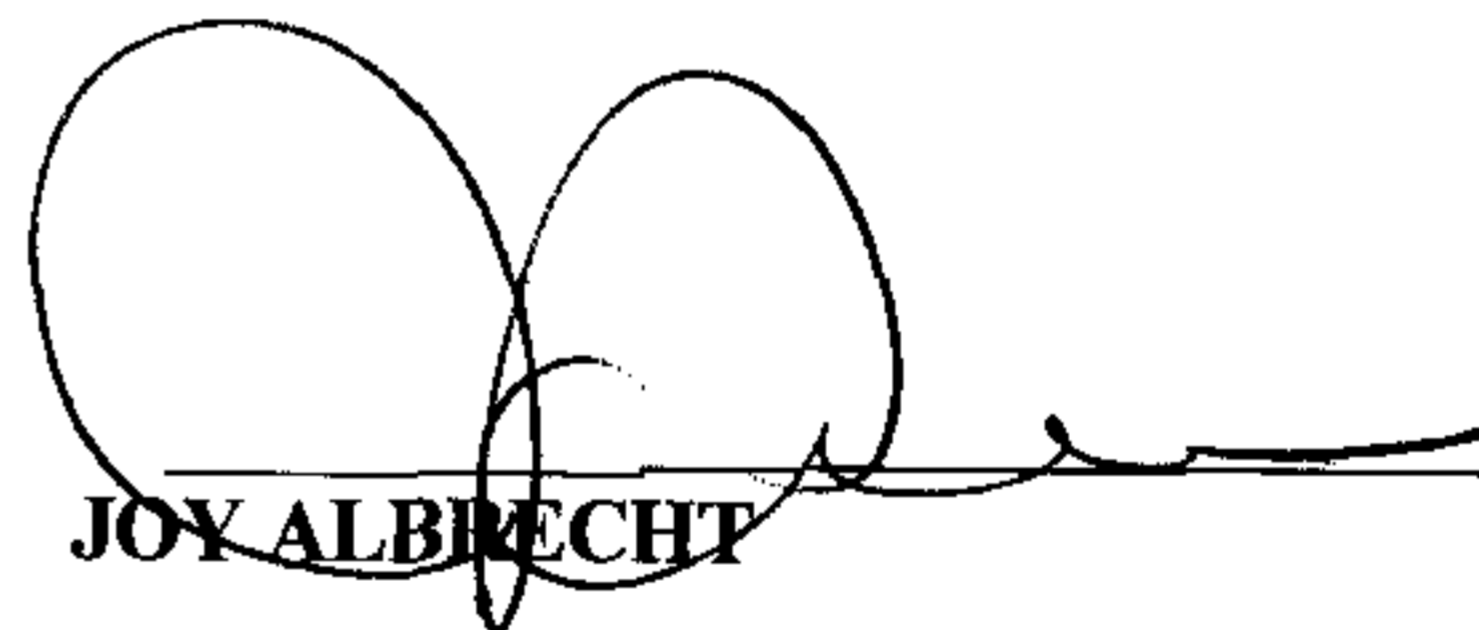
**AND** Grantor does hereby bind herself and her Heirs and Assigns to warrant and forever defend, all and singular, the said Premises unto Grantee, his Heirs and Assigns, as hereinabove provided, against Grantor and her Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the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

**WITNESS** my hand and seal this 2nd day of May, 2013.

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

  
\_\_\_\_\_  
(Witness)

  
\_\_\_\_\_  
(Witness)


  
\_\_\_\_\_  
JOY ALBRECHT (L.S.)

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF AIKEN )

**ACKNOWLEDGMENT**

I, Bradley L. Boni, the undersigned Notary Public, do certify that **JOY ALBRECHT** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal the 2nd day of May, 2013.



(L.S.)

Notary Public for South Carolina  
My commission expires: 7/27/19

Return to: Bradley L. Boni, LLC  
#13224

NOT OFFICIAL

