Barcode ID: 381264 Type: DEED
Recorded: 03/18/2024 at 01:30:21 PM
Fee Amt: $1,402.50
Tax: $1,387.50
Saluda County, South Carolina, Clerk of Court, Regist
Sheri Coleman - Clerk of Court, Register of Deeds
File# 2024-00012645 Page 1 of 5
BK 1443 PG 161-165

RETURN TO:
R. E. Hanna, III
Hull Barrett, PC
111 Park Avenue, S.W.
Aiken, SC 29801

STATE OF SOUTH CAROLINA

COUNTY OF SALUDA

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that SALUDA COUNTY, SOUTH CAROLINA, a body politic and corporate and political subdivision of the State of South Carolina (“**Grantor**”), for and in consideration of the payment of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, paid by F&A OF SALUDA, LLC, a South Carolina limited liability company (“**Grantee**”), the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, subject to current taxes and assessments not yet due and payable and easements, covenants, and restrictions of record (“**Permitted Encumbrances**”), unto Grantee the real estate described on Exhibit “A” attached hereto and by reference made a part hereof.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to said real estate belonging or in any wise incident or appertaining and any improvements thereon (the “**Property**”).

TO HAVE AND TO HOLD, subject to the Permitted Encumbrances, all and singular the Property before mentioned unto Grantee in fee simple forever.

Grantor shall warrant and forever defend all and singular the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, subject to the Permitted Encumbrances.

The terms “Grantor” and “Grantee” to include the plural as well as the singular, and heirs, legal representatives, successors and assigns, or other words of inheritance as shall be required by the gender of Grantor or Grantee. Any reference to one gender shall include the others, including the neuter.

[EXECUTION ON FOLLOWING PAGE]

Grantor has executed this instrument under seal effective March 11th, 2024.

Witness
Print Name: Joshua M. Morton

Virginia P. Bozeman
Witness
Print Name: Virginia P. Bozeman

SALUDA COUNTY, SOUTH CAROLINA, a body politic and corporate and political subdivision of the State of South Carolina

By: James L. Moore

Print Name: JAMES L. MOORE

Title: County Council Chairman

Attest: Regina Turner

Print Name: Regina Turner

Title: Clerk to Council

(Seal)

State of South Carolina)
)
County of Saluda)

Acknowledgment

I, Sandra G. Padget, a notary public for the State and County aforesaid, do hereby certify that Josh M. Morton and Virginia P. Bozeman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 11th day of March, 2024.

Sandra G. Padget
Notary Public
My Commission Expires: 02-05-2031

(Notarial Seal)

{01991168-1}

Exhibit "A"

All that certain piece, parcel, or lot of land, with any improvements thereon, lying and being situate at the southeastern intersection of N. Bouknight Ferry Road and Columbia Highway in Saluda County, South Carolina, containing **4.8501 acres**, more or less, and being shown on that Subdivision Plat prepared for F&A of Saluda, LLC by M. Todd Hass, SC PLS No. 12840, of Hass & Hilderbrand, Inc., dated January 1, 2024, and bearing HH Project No. 07013SUB and recorded on March 11, 2024, in the Saluda County Register of Deeds Office in Plat Book 1442, page 2.

Being portion of the property conveyed to Saluda County by deed of Pacolet Milliken Enterprises, Inc. dated June 28, 2013, and recorded on June 28, 2013, in the Saluda County Register of Deeds Office in Book 1014, page 61.

TMP No.: Portion of 099-00-00-016

Grantee's Address: 153 Greenville Street, SW, Aiken, SC 29801.

STATE OF SOUTH CAROLINA

COUNTY OF AIKEN

AFFIDAVIT

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 being transferred is located at 4030 Columbia Hwy Tax Map Number portion of 099-00-00-016 was transferred by Saluda County, South Carolina on March 15, 2024.

3. Check one of the following: The deed is

   (a) X 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 as 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.)

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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $ 375,000.00 .

   (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 X 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. (Including, 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 lienholder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: ___.

6. The deed recording fee is computed as follows:

   (a) Place the amount listed in item 4 above here: $375,000.00 .

   (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 result here: $ 375,000.00 .

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $ 1,387.50 ($1.85 per $500.00 or any fraction thereof).

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee Attorney .

{01991390-1}

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 that one thousand dollars or imprisoned not more than one year, or both.

Subscribed and sworn to before me this 19th day of March 2024.

Dara Worrell
Notary Public
My Commission Expires: 4/14/2030

(Notarial Seal)

Rand E. Hanna, III

Dara Worrell
Notary Public for South Carolina
My Commission Expires April 14, 2030

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-10(A);
(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
(7) that constitute a contract for the sale of timber to be cut;
(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
(9) transferring realty from a family partnership to a partner of from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-10(A);
(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing of new corporation;
(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership: and,
(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.
(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company for which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791 (a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.