

6826-762-357
6826-696-387

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

TITLE TO REAL ESTATE 6826-730-367(LAND)
(Title Not Examined)

KNOW ALL MEN BY THESE PRESENTS, that **HERBERT R. ANDERSON, JR.**, hereinafter referred to as Grantor, for and in consideration of **Ten and No/100 (\$10.00) Dollars and other consideration**, to **DIANA L. BURDETTE**, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Grantee, her heirs, successors and assigns, the following described property, to-wit:

All that piece, parcel or tract of land situate, lying and being the County of Greenwood, State of South Carolina, and described as Lots 11 and 34, Eighteen Queens Court, Hunters Creek Subdivision as more particularly described on a plat made by Heaner, Inc., dated March 8, 2007 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 132, at Page 90, which plat by reference is made a part hereof for a more particular description of said tract by metes, distances and bounds. Said Lot 11 fronts on Queens Court and Lot 34 fronts on Dorsey Court.

This property is subject to any and all existing easements for streets and utilities, whether of record or not. This property is subject to the Declaration of Covenants, Conditions and Restrictions of Eighteen Queens Court, of date April 15, 1994, and recorded on the Office of the Clerk of Court for Greenwood County in Deed Book 390 at Page 856.

DERIVATION: This is a portion of the property conveyed to Herbert Anderson, Jr. By Deed of Futurewaves, a South Carolina General Partnership dated August 25, 1995 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 426 at Page 112 and corrected in Deed Book 1030 at Page 185 and conveyed to Herbert Anderson, Jr. By Deed of Futurewaves, a South Carolina General Partnership dated February 14, 2007 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 1030 at Page 198.

GRANTEES' ADDRESS: 4 Keystone Circle Abbeville, SC 29620

200800003717
INGRAM MOON
COUNTY CLERK
GREENWOOD COUNTY SC
04-18-2008 04:04 pm.
REC FEE: 10.00
STATE TAX \$ 156.00
COUNTY TAX \$ 66.00

Instrument Book Page
200800003717 1100 174

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the grantees, their Heirs, Successors and Assigns forever.

And, the grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantees.

WITNESS the grantor's hand and seal this 18 day of April, 2008

Signed, sealed and delivered

in the presence of:

Deed B Wyndham Herbert R. Anderson, Jr.
Mary L **Herbert R. Anderson, Jr.**

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantors sign, seal and as the grantors' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Deed B W Gndba

SWORN to before me this 18)
day of Apr, 2008)
May J. he)
_____(LS))
Notary Public for South Carolina)
My Commission Expires: 5/30/11)

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 Lots 11 and 34, Eighteen Queens Court, Hunters Creek Subdivision, Greenwood, SC 29646 bearing Greenwood County Tax Map Number, was transferred by Herbert R. Anderson, Jr. to Diana L. Burdette on April 18, 2008.
3. Check one of the following:
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 this Affidavit):
(If exempt, please skip items 4-7, and go to item 8 of this affidavit)

Instrument 200800003717 Book Page 1100 177

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. [X] The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$60,000.00
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. 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: \$60,000.00
b. Place the amount listed in item 5 above here: -0-
(If no amount is listed, place zero here.)
c. Subtract Line 6(b) from Line 6(a) and place result here: \$60,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$222.00

8. As required by Code §12-24-70, I state that I am a responsible person who was connected with this transaction as: Grantor.

I further understand that a person required to furnish this affidavit who wilfully 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.

SWORN to before me this 18 day of April, 2008.

May 18

Notary Public for South Carolina My Commission Expires: 5/30/17

Diana L. Burdette Responsible Person Connected with the Transaction

Diana L. Burdette Print or Type Name Here

INFORMATION

Instrument Book Page
200800003717 1100 178

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 12-6-40(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 or 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 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or 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 which is subject to regulation under the Federal Power Act (16 U.S.C. Section 79(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.