

201500006006
AARDN TAYLOR LAW LLC
PO BOX 1705
GREENWOOD SC 29649

201500006006
Filed for Record in
GREENWOOD COUNTY SC
ANGELA WOODHURST, COUNTY CLERK
08-28-2015 At 03:43 pm.
DEED 10.00
STATE TAX .00
COUNTY TAX .00
Book 1483 Page 160 - 163

STATE OF SOUTH CAROLINA)
) (Do Not Publish)
) TITLE TO REAL ESTATE
COUNTY OF GREENWOOD) (No Title Exam)

KNOW ALL MEN BY THESE PRESENTS, that **SHANNON A. KOON AND LEAH M. ALLEN** in consideration of **TEN DOLLARS (\$10.00) AND OTHER CONSIDERATION** the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do(es) grant, bargain, sell and release unto **RANDALL J. ALLEN** his heirs and assigns, all their right title and interest in the following property:

ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Ware Shoals, in the County of Greenwood, State of South Carolina, being more particularly described as Lot 55, Section 1 as shown on a plat entitled Section No. 1 of a Subdivision of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in Greenwood County, South Carolina, made by Pickell & Pickell, Engineers, Greenville, SC, April 1952, recorded in Plat Book 6, Pages 22-29 OCC for Greenwood County. Said Lot 55 fronts for 104 feet on South Riegel Street. Also known as 25 South Riegel Avenue, Ware Shoals, SC.

This conveyance is made subject to the Declaration and Statement of Protective Covenants, Restrictions, and Conditions of a subdivision of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in the Community of Ware Shoals, Greenwood County, South Carolina, recorded in Deed Book 93, Page 265.

DERIVATION: Being the same property which Michael R. Koon and Shannon A. Koon conveyed to Shannon A. Koon and Leah M. Allen by deed recorded on July 15, 2002, in Deed Book 735, at Page 297, in the Office of the Clerk of Court for Greenwood County.

PARCEL ID NUMBER: 6923-437-424

ADDRESS OF GRANTEE: 25 S. Riegel Ave., Ware Shoals SC 29692

WITNESS the grantors' hands and seals this 25th day of August, 2015.

Shannon A. Koon (SEAL) *Leah M. Allen* (SEAL)
SHANNON A. KOON, GRANTOR **LEAH M. ALLEN, GRANTOR**

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

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 transferred is located at: 25 S. Riegel Ave., Ware Shoals SC 29692 County Tax Map Number: 6923-437-424

Transferred by Shannon A. Koon and Leah M. Allen
Transferred to Randall J. Allen
On August 25, 2015

- 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 as a distribution to a trust beneficiary
 - (c) x _____ EXEMPT from the Deed recording fee because (See Information section of affidavit): No. _____
(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.
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (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 x 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: \$0
 - (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) if applicable, and place the result here: \$0
- 7. The deed recording fee due is based on the amount listed on 6(c) above and the deed recording fee due is: \$ _____
- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors
- 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.

Shannon A. Koon
Responsible Person Connected With Transaction
Leah M. Allen

SWORN to and subscribed before me this 25th
day of August, 2015.
[Signature]
Notary Public for South Carolina
My Commission expires: March 4, 2025

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid on money or money's worth for the realty." Consideration paid or to be paid on money or 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 protect 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 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, provide 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 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 of 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 no consideration of any kind is paid for 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 was 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 cooperative, or political subdivisions to a limited company 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.