

Prepared By:
De Bruin Law Firm
16 Wellington Avenue
Greenville, SC 29609

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STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF GREENWOOD)	

KNOW ALL MEN BY THESE PRESENTS, THAT I/We **Randall J. Allen**, (hereinafter "GRANTOR") in the State aforesaid, for and in consideration of the sum of **SIXTEEN THOUSAND AND 00/100 (16,000.00)** and no other consideration to Grantor in hand paid by **Christopher Adamski and Jessica Adamski** (hereinafter "GRANTEE") in the State aforesaid, the receipt whereof is hereby acknowledged, has/have granted, bargained, sold and released and by these presents does/do grant, bargain, sell and release, unto the said Grantee, as **Christopher Adamski and Jessica Adamski**, their heirs and assigns forever, all my undivided interest in the below described real property:

SEE ATTACHED EXHIBIT A

Grantee Address: 4623 South Leisure Way, Gilbert, AZ 85297

Tax Map #: 6923-437-424-000

THIS CONVEYANCE IS MADE SUBJECT TO: all easements restrictions, reservations, liens, taxes, rights-of ways, conditions, covenants, all other matters of record affecting the Premises (as hereafter defined) and all matters which would be disclosed by a current and accurate survey of the Premises (collectively, the "Exceptions").

TOGETHER with, subject to the Exceptions all and singular the rights, members, hereditaments and appurtenances to the Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the Exceptions, all and singular the premises before mentioned, unto the Grantee herein above named and the Grantee's heirs, successors and assigns forever.

AND Grantor does hereby bind themselves and their heirs, assigns, executors, and administrators to warrant and forever defend, all and singular, the said premises unto the said Grantee, their heirs, assigns, executors, and administrators, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

EXHIBIT "A"
Property Description

Closing Date: **October 15, 2020**

Buyer(s): **Christopher Adamski**

Property Address: **25 South Riegel Avenue, Ware Shoals, SC 29692**

PROPERTY DESCRIPTION:

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.

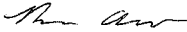
This conveyance is made subject to the Declaration and Statement of Protective Covenants, Restrictions, and Conditions of a subdivision of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in the Community of Ware Shoals, Greenwood County, South Carolina, recorded in Deed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

This being the same property conveyed to Randall J. Allen by deed of Shannon A. Koon and Leah M. Allen dated August 25, 2015 and recorded on August 28, 2015 in Book 1483 at Page 160 in the Office of the Register of Deeds for Greenwood County.


Tax Map # 6923-437-424-000

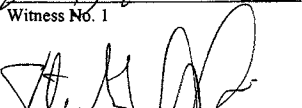
WITNESS my/our/its Hand/Hands and Seal/Seals, this 15th day of October, 2020.

GRANTOR(S)

 (SEAL)
Randall J. Allen

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Witness No. 1


Witness No. 2/Notary

STATE OF SOUTH CAROLINA

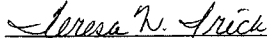
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PROBATE

COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Grantor/Mortgagor, sign, seal and, as their act and deed, deliver the within written instrument and that (s)he, with the other witness subscribed above, witnessed the execution thereof. The subscribing witness is not a part to or beneficiary of the transaction.

Sworn to before me this 15th day of October, 2020


Notary Public for South Carolina


Witness #1

Commission Expires: 12-8-24

TERESA N. IRICK
Notary Public, State of South Carolina
My Commission Expires Dec. 8, 2024

STATE OF SOUTH CAROLINA)
COUNTY OF Greenwood)

Affidavit

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

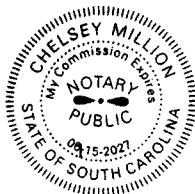
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 25 S Riegel St, Ware Shoals, SC 29692
bearing Greenwood County Tax Map Number 6923437424000, was transferred
by Randall J. Allen
to Christopher Adamski on October 15, 2020
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) _____ 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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$16,000
(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: 16,000
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
(c) Subtract line 6(b) from line 6(a) and place result here: 16,000
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$59.20
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Paralegal
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

Lori Heckman
Print or Type Name Here

SWORN to before me this 21
day of October 2020
Chelsey Million
Notary Public for South Carolina
My Commission Expires: 08/15/2027



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 12-6-40(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 executed 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 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.