

Deeds

DORIS POULOS O'HARA
FLORENCE COUNTY CLERK OF COURT
FLORENCE COUNTY COMPLEX, 180 N. IRBY ST., MSC-E
FLORENCE, SOUTH CAROLINA 29501
(843) 665-3031

RECEIVED FROM: HAYNSWORTH SINKLER
ADDRESS:

DATE: 082517

RECEIPT NO: 415077-000000

DESCRIPTION

# OF INST.	AMOUNT	FEES	#PAGES	** FEE **		TOTAL
				STATE	COUNTY	
Deeds	.00	11.00	6			11.00
BOOK: B707 FROM PAGE: 1439 THRU PAGE: 1444						

 THIS SHEET IS NOW PART OF THIS DOCUMENT
 ===== PLEASE LEAVE ATTACHED =====

TOTAL RECEIPT: 11.00 .00 .00 11.00

TOTAL	CHECK	CASH	CHANGE
11.00	11.00	.00	.00

CR1 CLERKPAY 15 MB 112322

TO HAVE AND TO HOLD, upon the terms, conditions and covenants set forth above, all and singular the said Property unto the Grantee and Grantee's successors and/or assigns.

Grantor hereby covenants to warrant and forever defend all and singular the said Property unto Grantee and Grantee's successors and/or assigns from and against Grantor and Grantor's successors and assigns lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed the Limited Warranty Deed this 24th day of August, 2017.

Signed, Sealed and Delivered
In the Presence of:

WITNESSES:

Michael Henningby
[Signature]
STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

City of Florence

By: Andrew H. Griffin
Andrew H. Griffin
City Manager

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 24th day of August, 2017, by **City of Florence** by Andrew H. Griffin, its City Manager.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 7-30-2023

EXHIBIT A
Property Description

All that certain, piece, parcel or lot of land containing approximately 0.56 acres, situate at the Northeast corner of N. Dargan and E. Darlington Streets, and being bounded as follows, to-wit: on the West by N. Dargan Street for a distance of 148.63 feet which it fronts, on the North by property now or formerly of City of Florence for a distance of 168.65 feet, on the East by property now the City of Florence (formerly of Pee Dee Community Action Agency) for a distance for a distance of 142.42 feet and on the South by E. Darlington Street for a distance of 168.86 feet.

This being the same property conveyed to the City of Florence by deed of Woodrow V. Johnson dated and recorded March 29, 2017 in Deed Book B682 at page 1585 in the office of the Clerk of Court for Florence County plus a portion of the property conveyed to the City of Florence by deeds of Effiedell & Richard Gordon dated and recorded June 28, 2017 in Deed Book B698 at page 130; and Pee Dee Community Action Partnership dated and recorded June 22, 2017 in Deed Book B697 at page 443 in the office of the Clerk of Court for Florence County.

Florence County Tax Map No.: 90086-05-010, and portions of 90086-05-003 & 90086-05-008

STATE OF SOUTH CAROLINA
COUNTY OF Florence

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 being transferred is located at City of Florence bearing Florence County Tax Map 90086-05-010 was transferred by City of Florence to Palmetto Housing Corporation on August 24, 2017.

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.)

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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of -0.00-.
- (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: _____.
- (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: _____.

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.

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

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

Andrew H. Griffin
City of Florence - Andrew H. Griffin, City Manager

Sworn to before me this 24th day
of August, 2017.

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

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 of 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.

Exempt 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 exempt 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 grantees 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 purposes 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.