FELICIA SIMON

FLORENCE COUNTY

REGISTER OF DEEDS

180 N. Irby St ~ Florence, SC 29501 (843) 665-3032

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #: 2025012399

Receipt Number: 23151 Return To:

Recorded As: EREC-DEED

Recorded On: September 18, 2025

Recorded At: 11:34 AM Received From:

Parties:

Book/Page: DMA 1177: 1112 - 1116 Direct- G. Tommy Griffin

Total Pages: 5 Indirect- Victor Garcia Jr.

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00

Consideration: \$225,000.00

County Tax: \$247.50

State Tax: \$585.00

Tax Charge: \$832.50



Prepared by and Return To:

Wylie & Washburn, LLC

651 S. Coit Street

Florence, SC 29501

STATE OF SOUTH CAROLINA

)

GENERAL WARRANTY DEED

COUNTY OF FLORENCE
)

KNOW ALL MEN BY THESE PRESENTS, G. Tommy Griffin and Debra W. Griffin (hereinafter referred to as Grantor(s)) and Victor Garcia, Jr. (hereinafter referred to as Grantee(s)) in the State aforesaid, for and in consideration of the sum of TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00), to the Grantor herein paid at and before the sealing of these presents by Victor Garcia, Jr. (Grantee) in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

VICTOR GARCIA, JR.

All his/her/its right, title and equitable or legal interest in and to the following described property:

PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land situate, lying and being in the County of Florence, State of South Carolina, and being designated and described as Lot No. Five (5) as shown on that certain map or plat of Lakewood, which plat was made for Hallie R. and Jacqueline R. Barnes by T. E. Wilson & Sons, C.E.'s, dated April 10, 1961, and which plat is recorded in the Office of the Clerk of Court for Florence County in Plat Book Q at Page 36. The said lot measures a distance of One Hundred Fifty (150) feet on Hoffmeyer Road and is in depth in uniform lines a distance of One Hundred Ninety-Two (192) feet, and is bounded as follows: On the Northeast by Hoffmeyer Road; on the Northwest by Lot No. 4; on the Southwest by Lots Nos. 9 and 10, and on the Southeast by Lot No. 6; all references being to the aforesaid plat.

For further reference, see Plat Book 32 at Page 316.

DERIVATION:

This being the same property conveyed to G. Tommy Griffin and Debra W. Griffin by General Warranty Deed of Katie Hubbard Whittington and Martha Louise W. Davis, dated 11/02/1988 and recorded in Official Records Book A293, Page 2242 on 11/08/1988, rerecorded in Book A533, Page 981 on 08/17/1998, in the of the Office of Records of Florence County, South Carolina.

Florence County Tax Map No.: 90016-01-001

Common Address: 2312 Hoffmeyer Rd., Florence, SC 29501 Grantee Address: 2312 Hoffmeyer Rd., Florence, SC 29501

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

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Grantee, as hereinabove provided, Grantee's successors, heirs and assigns forever.

Grantors hereby bind Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend, all and singular, the said premises unto the said Grantee, as

PROPERTY DESIGNATED AS: PARCEL: 90016-01-001

persons whomsoever lawfully claiming, or to claim the same or any part thereof. WITNESS the Hand and Seal of G. Tommy Griffin and Debra W. Griffin, this Sentence 2025. Signed, Sealed and Delivered In the Presence of: Witness No. 1 Signature Witness No. 2/Notary Print Name **ACKNOWLEDGMENT** I, <u>In 5 Herr</u> <u>(Double)</u> do hereby certify that G. Tommy Griffin and Debra W. Griffin, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the _ day of **Notary Public** My commission expires: 1 * Proper notary acknow

hereinabove provided, Grantee's heirs, successors and assigns against Grantor and Grantor's successors and all other

ST	ATE OF S	OUTH CAROLINA)	Page 1 of 2
CO	COUNTY OF FLORENCE			AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS
PE	RSONALLY	appeared before me the undersigned	, who bo	eing 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 2312 Hoffmeyer Rd., Florence, SC 29501, bearing County Tax Map Number 90016-01-001 was transferred by G. Tommy Griffin and Debra W. Griffin to Victor Garcia, Jr. on September 11, 2025.			
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.			
		-	e becau	use (See Information section of affidavit):
	(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)			
	If exempt under exemption no. 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 \square or No \boxtimes			
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) E The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$225,000.00.			
	(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 \square or No \boxtimes 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. (This includes, 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 lien holder 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:			
		the amount listed in item 4 above the amount listed in item 5 above		\$225,000.00
		amount is listed, place zero here. act Linc 6(b) from Line 6(a) and p		esult here: \$225,000.00
7.	The deed \$832.50.	recording fee due is based on the	amount	at listed on Line 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: <u>GRANTOR</u>

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.

esponsible Person Connected with the Transaction

Print or Type Name Here

SWORN to and subscribed before me this

Notary Public for

My Commission Expires: 12/13/78

Westele Y

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in 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. (This includes, 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 lien holder and the buyer existing before 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;