

State Doc. Stamps paid 468.00  
County Stamps paid 198.00  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENWOOD

Filed this 6 July 1999  
and recorded in V. 580 29  
5PM  
72-12-05-045

KNOW ALL MEN BY THESE PRESENTS, that Erik J. Stumpf and Barbara Stumpf

(hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, to the Grantor in hand paid at and before the sealing of these presents by

~~Michael Hobbs and Nancy Hobbs~~ (hereinafter called "Grantee") the receipt whereof is hereby acknowledged, Michael Hoyt Hobbs and Nancy T. Hobbs has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Grantee, his heirs, successors and assigns:

All that certain piece, parcel or lot of land together with improvements thereon, situate, lying and being in the County of Greenwood, State of South Carolina, known and designated as Lot No. 45 of Centre Court Subdivision, Phase I as shown on plat of survey prepared by Samuel J.B. Hill, Jr. dated March 1, 1993 which is recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 74 at Page 53, said plat being incorporated herein by reference. According to said plat, the property is bounded on the Northeast by property now or formerly of the Seaboard Coastline Railroad right of way for a distance of 100 feet, on the Southeast by Lot No. 46 for a distance of 192.50 feet, on the Southwest by St. Augustine Drive for a distance of 100 feet, and on the Northwest by Lot No. 44 for a distance of 192.50 feet.

This is the identical property conveyed to Erik J. Stumpf and Barbara Stumpf by deed of Joseph William Hall and Jennifer Ross Hall recorded July 30, 1998 in Deed Book 530 at Page 240 in the Office of the Clerk of Court for Greenwood County.

Grantee's Mailing Address: 220 St. Augustine Drive, Greenwood, SC 29649

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and Singular the said Premises before mentioned unto the said Grantee, his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind himself and his heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his Heirs, Successors and Assigns against him and his heirs, successors and assigns, and any 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 Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

DATE: 30 DAY OF June, 1999

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]  
[Signature]

[Signature]  
Erik J. Stumpf  
[Signature]  
Barbara Stumpf

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENWOOD ) PROBATE

PERSONALLY appeared before me the undersigned witness who, being first duly sworn, says that (s)he saw the within-named Grantor sign, seal, and deliver the within Deed; and that (s)he with the other witness whose signature appears above, witnessed the execution thereof.

[Signature]  
witness

SWORN to before me this 30 day of June, 1999

[Signature]  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires:

Deed prepared by Burns, McDonald, Bradford, Patrick and Tinsley, L.L.P.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENWOOD

=====  
Erik J. Stumpf  
Barbara Stumpf

GRANTOR

TO  
Michael Hort Hobbs  
Nancy T. Hobbs  
GRANTEE  
220 St. Augustine Drive, Greenwood, SC 29649

DEED  
(INDIVIDUAL)  
=====  
Filed this 6 day of July, 1999  
at 5 o'clock P.M.  
and recorded in Deed Book 510  
at page 25

[Signature]  
RMC / CLERK OF COURT  
Greenwood COUNTY, SC

Recorded this \_\_\_\_\_ day of \_\_\_\_\_  
in \_\_\_\_\_ Page \_\_\_\_\_

Auditor \_\_\_\_\_ County \_\_\_\_\_

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STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

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

1. Property located at Lot No. 45 of Centre Court Subdivision, Phase I, bearing GREENWOOD County Tax Map Number \_\_\_\_\_, was transferred by Erik J. Stumpf (and) Barbara Stumpf to ~~Michael Hobbs~~ (and) Nancy Hobbs on June \_\_\_\_\_, 1999. Michael Hoyt Hobbs  
Nancy T. Hobbs

The transaction was (check one):

an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$ 180,000.00.

not an arm's length real property transaction and the fair market value of the property is \$ \_\_\_\_\_

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S. C. Code Ann. Section 12-24-10, et. seq., because the deed is \_\_\_\_\_.

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

I further 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 \$1,000 or imprisoned not more than one year, or both.

SWORN TO BEFORE ME THIS 10  
DAY OF June, 1999.

Michael W. Hobbs  
Purchaser, Legal Representative of the Purchaser,  
or other Responsible Person  
Connected with the Transaction

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[Signature]  
Notary Public for South Carolina  
My Commission Expires: 1/1/2000

\*The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transactions). However, a deduction is allowed from this value for the amount of any taxes or encumbrances existing on land, tenements, or realty before the transfer and remaining on it after the transfer.

## EXEMPTIONS

### Exempted are Deeds:

- (1) transferring realty to the federal government;
- (2) transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts;
- (3) otherwise exempted under the laws and Constitution of the United States or the laws or Constitution of South Carolina;
- (4) transferring realty whereby no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A) of the South Carolina Code of Laws. This exemption will exempt transfers to a spouse and most transfers that are the result of a divorce;
- (5) transferring realty from an agent to the agent's principal in which the realty was purchased with the funds of the principal;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39 of the South Carolina Code of Laws;
- (7) transferring realty to a member of the family or to a family trust or to a family partnership. "Family" means spouse, parents, sisters, brothers, grandparents, grandchildren and lineal descendants. a "family trust" is a trust whose beneficiaries are all members of the family of the transferor. A "family partnership" is a partnership whose partners are all members of the family of the transferor;
- (8) transferring realty to a legal heir or devisee;
- (9) that constitute a contract for the sale of timber to be cut;
- (10) transferring realty from an individual to a partnership, limited liability company, or corporation upon the formation of the entity if the individual is transferring the realty in order to become a partner, member, or shareholder in the entity. All other transfers of realty to or from the partnership, limited liability company, or corporation, not otherwise exempt, are subject to the fee;
- (11) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (12) transferring realty between a parent corporation and its subsidiary corporation, provided that no consideration of any kind is paid or to be paid for the transfer;
- (13) transferring realty to a nonprofit corporation organized and operated exclusively for either a religious, scientific, charitable, or educational purpose, and provided no consideration of any kind is paid or to be paid for the transfer;
- (14) 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 or to be paid for the corrective or quitclaim deed; or,
- (15) transferring realty from an individual to a partnership or limited liability company of which the individual is a partner or a member, provided that the transfer is subject to the fee to the extent that the transfer is a transfer of an undivided interest in the realty to partners or members other than the transferor. The determination as to the portion of the realty's value upon which the fee must be paid must be based on the percentage interest in the partnership or limited liability company of the partners or members other than the transferor.

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