

201800001660  
Filed for Record in  
GREENWOOD COUNTY SC  
CHASTITY COPELAND, COUNTY CLERK  
3/12/2018 2:41:33 PM  
DEED \$10.00  
County: \$5,170.00  
State: \$12,220.00  
BOOK: 1602 PGS: 554 - 559

STATE OF SOUTH CAROLINA     )  
                                          )     LIMITED WARRANTY DEED  
COUNTY OF GREENWOOD        )

KNOW ALL MEN BY THESE PRESENTS, THAT, **JOSEPH LINCOLN TOLBERT, SR. FAMILY, LLC**, hereinafter referred to as Grantor, in the State aforesaid, for and in consideration of the Sum of FOUR MILLION SEVEN HUNDRED THOUSAND AND NO/100 (\$4,700,000.00) DOLLARS paid to it by **RILEY FARMS HOLDINGS, LLC**, hereinafter referred to as the Grantee, in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **RILEY FARMS HOLDINGS, LLC**, its successors and assigns, forever, the following described property:

**PARCEL 1 – ROCK HOUSE**

All that tract or parcel of land containing 1067.1 acres, more or less, located on the Rock House Road, in the City of Greenwood, State of South Carolina, as shown on a plat made by H. B. Kinard, Surveyor, March 10, 1950, recorded in **Plat Book 5 at page 67**, OCC for Greenwood County, to which references may be had for a more complete and accurate description.

ALSO: All that tract or parcel of land containing 310.3 acres, more or less, situate on Whitehall Road, known as the Hunt-Dorn Tract, in the County of Greenwood, State of South Carolina, being the remainder of a tract originally containing 457.3 acres, more or less.

ALSO: All that tract of land containing 285 acres, more or less, known as the McGowan Tract, situate in the County of Greenwood, State of South Carolina, bounded as follows: north, now or formerly, by property of T.P. Tolbert; East by Hunt and Seymour tracts; South by Mosely Place; and West by property of Ellias Tolbert.

201800001660  
BUFKIN TRUST ACCOUNT  
208 N MAIN ST P O BOX 419  
PROSPERITY, SC 29127



This being the identical property conveyed to Joseph Lincoln Tolbert, Sr. Family, LLC by deed of Joseph L. Tolbert, Jr. and Thomas W. Tolbert, as Trustees U/W of Joseph L. Tolbert, as recorded in the office of the Clerk of Court for Greenwood County on February 24, 2009 in Deed Book 1145 at page 37.

TMS# 6841-171-681

#### PARCEL 2- REHOBETH EAST

All that tract or parcel of land containing 453.93 acres, more or less, situate on both sides of the Callison Highway, in the County of Greenwood, State of South Carolina, being the remainder of a tract which originally containing 793.3 acres, more or less, as shown on a plat of H.B. Kinard, Surveyor, in 1934, recorded in **Plat Book 5 at page 68**, OCC for Greenwood County, after a conveyance to Louise Tolbert of a parcel containing 334.98 acres, more or less, recorded in Deed Book 316 at page 985, OCC for Greenwood County.

This being the identical property conveyed to Joseph Lincoln Tolbert, Sr. Family, LLC by deed of Joseph L. Tolbert, Jr. and Thomas W. Tolbert, as Trustees U/W of Joseph L. Tolbert as recorded in the office of the Clerk of Court for Greenwood County on February 24, 2009 in Deed Book 1145 at page 29.

TMS# 6852-898-354

#### PARCEL 3 – REHOBETH WEST

All that tract or parcel of land containing 334.98 acres, more or less, situate on the Callison Highway, near Rehobeth Church, in the County of Greenwood, State of South Carolina, being a part of a tract containing 791.91 acres, more or less, as shown on a plat made by H. B. Kinard, Surveyor, recorded March 10, 1950 in **Plat Book 5 at page 66** in the Office of the Clerk of Court for Greenwood County. The said tract of 334.98 acres, more or less, herein conveyed is bounded on the North by Stillwell Road; East by Callison Highway; South by property n/f of Group 81 and by Rehobeth Church property; and West by Milling property.



This being the identical property conveyed to Joseph Lincoln Tolbert, Sr. Family, LLC by deed of Joseph L. Tolbert, Jr. and Thomas W. Tolbert, as Trustees U/W of Joseph L. Tolbert, as recorded in the office of the Clerk of Court for Greenwood County on February 24, 2009 in Deed Book 1145 at page 33.

TMS# 6852-519-336

Grantee Address: 314 Main Street Upper Level, Greenwood, SC  
29646

This conveyance is made subject to all easements and restrictions of record and otherwise affecting the property, and matters an accurate survey would reveal.

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 premises before mentioned unto the said Grantee, its successors and assigns forever, and the Grantor does hereby bind itself and its successors, to warrant and forever defend all and singular the premises unto the Grantee, its successors and assigns against the lawful claim of any person claiming by, through or under the Grantor.

All reference made herein to the singular shall include the plural, all reference made herein to the masculine shall include the feminine and the neuter.

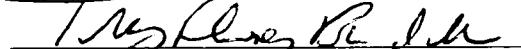
WITNESS its hand and seal on this 9<sup>th</sup> day of March, 2018.

Signed, Sealed and Delivered  
in the presence of

Joseph Lincoln Tolbert, Sr.  
Family, LLC

  
\_\_\_\_\_

1<sup>ST</sup> WITNESS

  
\_\_\_\_\_

2<sup>ND</sup> WITNESS

By:   
\_\_\_\_\_

Its: MANAGER  
\_\_\_\_\_



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENWOOD )

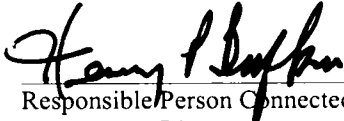
AFFIDAVIT

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. Property located in Greenwood County, SC, as described in the aforementioned deed, was transferred by Joseph Lincoln Tolbert, Sr. Family, LLC to Riley Farms Holdings, LLC this 9 day of March, 2018.
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 \$4,700,000.00
  - (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 \_\_\_\_\_ 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: \$4,700,000.00
  - (b) Place the amount listed in item 5 above here:
  - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$4,700,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$17,390.00

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

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  
Henry P. Bufkin, Attorney  
Print or Type Name Here

SWORN to before me this 9 day of March, 2018.

Tyler R. M  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 6/11/22

## **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 to a trust or as 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 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 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 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.