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Greenwood, South Carolina 29646

202000005037
E-Filed for Record in
GREENWOOD COUNTY SC
CHASTITY COPELAND, COUNTY CLERK
July 23, 2020 09:04:11 AM
DEED
County: \$19.25
State: \$45.50
BOOK: 1618 PGS: 1983 - 1987

STATE OF SOUTH CAROLINA

)

TITLE TO REAL ESTATE

)

COUNTY OF GREENWOOD

)

KNOW ALL MEN BY THESE PRESENTS, that **KATHLEEN M. REDMOND**, for and in consideration of **FIFTEEN AND NO/100 (\$15.00) DOLLARS AND OTHER CONSIDERATIONS**, the receipt of which is hereby acknowledged, but subject to the exceptions and reservations herein, has granted, bargained, sold, and released, and by these presents do(es) grant, bargain, sell and release unto **ARETE INVESTMENT STRATEGIES, LLC**, all right, title and interest in the following described property to-wit:

All that certain piece, parcel or lot, situate, lying and being in the County of Greenwood, State of South Carolina, and being shown and designated as Lot No. 4, Phase I, of Patriot Plantation as shown on the plat prepared by Davis and Floyd Engineering Co., Inc. dated February 26, 2003, last revised on May 13, 2004, and entered for record in the Plat Book 122 at Page 94 in the Office of the Clerk of Court for Greenwood County. Reference is made to the aforesaid plat for a more full and accurate description.

This property is subject to Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Patriot Plantation of date March 27, 2003 and entered for record in the Office of the Clerk of Court for Greenwood County in Deed Book 776, at Page 245.

This is the same identical conveyed unto Kathleen M. Redmond by deed of Patriot Plantation Land Co, LLC of date September 21, 2004, heretofore entered for record in the Office of the Clerk of Court for Greenwood County in Deed Book 867 at Page 287.

TMS #7815-636-723

Address of Grantee:

1151 Del Mar Drive

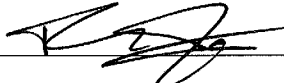
Port Orange, FL 32127

This conveyance is made subject to all easements, reservations, rights of way, rights of persons in possession, restrictive covenants of record or otherwise affecting the property, and to any applicable land-use and zoning ordinances, all governmental statutes, other ordinances, rules, permits and regulations, and to each of these and all other similar or dissimilar matters which a detailed inspection of the property and a more current and accurate survey (including discussion with adjoining owners) would disclose. Responsibility for rollback taxes, if any, shall be paid by the grantee.

Together with all singular rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold, but subject to the exceptions and reservations herein, all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es), but subject to the exceptions and reservations herein, hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 17th day of July, 2020.

SIGNED sealed and delivered
in the Presence of:


Michelle L. Faraca


KATHLEEN M. REDMOND

MICHELLE L. FARACA
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires October 17, 2023

STATE OF GEORGIA

COUNTY OF Fulton

PROBATE

Personally appeared before me, BRIAN JOHNSTON, the undersigned witness, who on this day certified to me under oath or by affirmation that (s)he is not a party to or beneficiary of this instrument, signed the foregoing instrument as a subscribing witness, and either (i) witnessed the grantor(s) sign and seal the instrument as the grantor's(s') voluntary act and deed, or (ii) witnessed the grantor(s) acknowledge the grantor's(s') signature and sealing of the instrument as the grantor's(s') voluntary act and deed and to deliver the within written deed, and that (s)he, with MICHELLE L. FARACA, the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17th
day of July, 2020.

Michelle L. Faraca

MICHELLE L. FARACA

(Printed name of Notary Public)

Notary Public for Georgia

My Commission Expires: 10/17/2023



MICHELLE L. FARACA
NOTARY PUBLIC
Cobb County
State of Georgia

My Comm. Expires October 17, 2023

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 **105 Armory Court** bearing **Greenwood County Tax Map Number 7815-636-723** was transferred by **Kathleen M. Redmond to Arete Investment Strategies, LLC** on **July 17, 2020**.

3. Check one of the following:

- a. **XX** 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 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. **XX** The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$17,050.00**
- 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 **XX** 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: **\$17,050.00**
- 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: **\$17,050.00**

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$64.75**

8. As required by Code §12-24-70, I state that I am a responsible person who was connected with this transaction as: **attorney**

9. I further understand that a person required to furnish this affidavit who wilfully 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.

SWORN to before me this 21st
day of July, 2020.

Notary Public for South Carolina

My Commission Expires: 8/18/25

Responsible Person Connected with the Transaction

Print or Type Name Here

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 mortgagee 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.