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E-Filed for Record in
GREENWOOD COUNTY SC
CHASTITY COPELAND, COUNTY CLERK
November 22, 2022 03:51:58 PM
DEED
County: $0.00 $15.00
State: $0.00
BOOK: 1638 PGS: 759 - 762

TITLE TO REAL ESTATE (By LLC)--Prepared by Allen M. Wham, Attorney at Law, Laurens, S. C
22-959 CALVERT

PLEASE DO NOT PUBLISH IN NEWSPAPER

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

KNOW ALL MEN BY THESE PRESENTS, that

GREAT SOUTH PARTNERS, LLC

in consideration of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

Melissa Calvert

All that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the County of Greenwood, State of South Carolina, being shown and designated as Lot 7 as shown on a plat entitled Planters Row at Palmetto Crossing, Phases One and Two as recorded in the ROD Office for Greenwood County on August 22, 2006 in Plat Book 130, page 21, reference to said plat being craved for a more complete description by metes and bounds.

This is the same property conveyed to GREAT SOUTH PARTNERS, LLC by deed of Palmetto Crossing Construction LLC recorded January 28, 2022 in Deed book 1615, page 2630 in in the ROD Office for Greenwood County.

Subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Tax Map Sheet: 6879-991-006

The "Value" of the realty as defined in § 12-24-30, Code of Laws of South Carolina is $50,000.00.

Grantee's(s') address: 203 Indigo Way, Greenwood, SC 29649 together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the hand and seal of the company by its duly authorized officer(s) this 22nd day of November, 2022.

SIGNED, sealed and delivered in the presence of:

GREAT SOUTH PARTNERS, LLC
(Corporate Seal)

By: ______________________
Michelle Kellett
Its: Member

------------------------------ACKNOWLEDGEMENT------------------------------

STATE OF SOUTH CAROLINA
COUNTY OF LAURENS

I, the undersigned notary public, do hereby certify that Michelle Kellett personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Company.

Witness my hand and official seal this the 22nd day of November, 2022.

______________________ (SEAL)
Notary Public for South Carolina
My commission expires: 08/03/2032

NOLAN A. BURNS
MY COMMISSION
EXPIRES
08/03/2032
NOTARY PUBLIC
SOUTH CAROLINA

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

STATE OF SOUTH CAROLINA)

COUNTY OF GREENWOOD)

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

1. I have read the information attached to this Affidavit and I understand such information.

2. The property being transferred is located at 203 Indigo Way, Greenwood, SC 29649, bearing Greenwood County Tax Map Number 6879-991-006, was transferred by GREAT SOUTH PARTNERS, LLC to Melissa Calvert on 22nd day of November, 2022.

3. Check one of the following: The deed is
   - (a) _X_ 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 thisAffidavii 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) _X_ The fee is computed on the consideration paid, or to be paid, in money or money's worth in the amount of $50,000.00
   - (b) ___ The fee is computed on the fair market value of the realty that 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 _X_ 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: $ 50,000.00
   - (b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.) $ 0.00
   - (c) Subtract Line 6(b) from Line 6(a) and place result here: $ 50,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: $185.00

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

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 no more than one year, or both.

Signature: ______________________
Responsible Person Connected with the Transaction

SWORN to before me this 22nd day of November, 2022

____
Notary Public for South Carolina
My Commission Expires: 08/03/2032

NOLAN A. BURNS
MY COMMISSION
EXPIRES
08/03/2032
NOTARY PUBLIC
SOUTH CAROLINA

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 exchanged in order to effect the partition;
(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 as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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, except for transfers from one family trust to another family trust without consideration, 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, as long as 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. "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 them and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A "family partnership" or "family trust" also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all of the beneficiaries are charitable entities or members of the grantor's family. 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;
(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, as long as no consideration 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 executed 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 electric 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 in the Federal Power Act.