

Prepared by:
MP Morris Law Firm, P.A.
1735 St. Julian Pl., Ste 103
Columbia, S.C. 29204

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

QUIT CLAIM
TITLE TO REAL ESTATE
(No Title Exam)

KNOW ALL MEN BY THESE PRESENTS that **Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank**, hereinafter referred to as “Grantor” for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and no other consideration to it in hand paid at and before the sealing of these presents by **BN2019 LLC, a South Carolina limited liability company**, hereinafter referred to as “Grantee”, in the state aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell, convey, quit claim and release unto **BN2019 LLC**, it successors and assigns forever, all of its interest, if any, in the following described real property:

Property 1:

Parcel 1:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Ware Shoals, County of Greenwood, State of South Carolina, and being more particularly described as Lot 265, Section 2 of a Subdivision of The Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in Greenwood County, South Carolina, made by Pickell & Pickell, Engineers, Greenville, S.C., April, 1952, and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 6, at Page 22-29, inclusive. According to said plat the within described lot is also known as No. 12 Sparks A venue and fronts thereon 66 feet.

Parcel 2:

All and singular, all that certain piece, parcel or tract of land situate, lying and being in the Town of Ware Shoals, in the County of Greenwood, State of South Carolina, and being more particularly shown and described on plat of Newby Proctor & Associates dated April 6, 1987, and recorded in Plat Book 50, at Page 96, in the Office of the Clerk of Court for Greenwood County. According to said plat, the property herein conveyed contains 0.15 acres and is bounded on the southwest by Lot 265 as shown on said plat for a distance of 65.93 feet; thence a distance of 100.06 feet along property now or formerly of Jenkins for its northwestern boundary; thence a distance of 65.93 feet along property now or formerly of Jenkins

for its northeastern boundary; thence a distance of 99. 96 feet along property now or formerly of Jenkins for its southwestern boundary.

This being the same property conveyed unto Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank by Karen K. Davis, Delinquent Tax Collector for Greenwood County, by deed recorded November 22, 2024 in Book 1653 at Page 739 in the Office of the Clerk of Court for Greenwood County.

Tax Map #: 6923-518-472

Property Address:
12 Sparks Avenue
Ware Shoals, SC 29692

AND ALSO:

Property 2:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Ware Shoals, in the County of Greenwood, State of South Carolina, being more particularly described as Lot 55, Section 1 as shown on a plat entitled Section No. 1 of a Subdivision of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in Greenwood County, South Carolina, made by Pickell & Pickell, Engineers, Greenville, SC, April 1952, recorded in Plat Book 6, Pages 22-29 Office of the Clerk of Court for Greenwood County. Said Lot 55 fronts for 104 feet on South Riegel Street. Also known as 25 South Riegel Avenue, Ware Shoals, SC.

This conveyance is made subject to the Declaration and Statement of Protective Covenants, Restrictions, and Conditions of a subdivision of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in the Community of Ware Shoals, Greenwood County, South Carolina, recorded in Deed Book 93, Page 265.

This being the same property conveyed unto Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank by Karen K. Davis, Delinquent Tax Collector for Greenwood County, by deed recorded November 22, 2024 in Book 1653 at Page 718 in the Office of the Clerk of Court for Greenwood County.

Tax Map #: 6923-437-424

Property Address:
25 Riegel Ave. S
Ware Shoals, SC 29692

AND ALSO:

Property 3:

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 & 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 being the same property conveyed unto Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank by Karen K. Davis, Delinquent Tax Collector for Greenwood County, by deed recorded November 22, 2024 in Book 1653 at Page 725 in the Office of the Clerk of Court for Greenwood County.

Tax Map #: 7815-636-723

Property Address:
105 Armory Court
Ninety Six, SC 29666

AND ALSO:

Property 4:

All that certain piece, parcel or tract of land lying, situate, and being in the County of Greenwood, State of South Carolina, being shown and designated as Lot B containing 0.46 acres, more or less, and a lot situate South of Lot B containing 2.0 acres, more or less; said property is bounded on the South by a creek designated by arrows on the plat prepared by John H. Welborn, dated January 5, 1981, and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 35 at Page 124, with the aforesaid creek being the property line. Reference is made to the aforesaid plat for a more full and accurate description.

This being the same property conveyed unto Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank by Karen K. Davis, Delinquent Tax Collector for Greenwood County, by deed recorded November 22, 2024 in Book 1653, at Page 753 in the Office of the Clerk of Court for Greenwood County.

Tax Map #: 6835-712-193

Property Address:
107 Pecan Drive
Greenwood, SC 29646

AND ALSO:

Property 5:

All that certain piece, parcel or lot of land, together with any and all improvements thereon, situate, lying and being on the east side of a county road known as Shrine Club Road leading off from the Calhoun Highway near Lake Greenwood in the County of Greenwood, State of South Carolina, containing one (1) acre, more or less, and being bounded as follows: On the North by lands now or formerly of G. A. Brown and lands now or formerly of JC Moore, 415 feet, more or less, thereon; on the East by lands now or formerly of the Estate of W. P. Pinson, 124.0 feet, more or less, thereon; on the South by lands now or formerly of the Estate of W. P. Pinson, 397 feet, more or less, thereon; and on the West by said County Road, the center of the road being the line 130 feet, more or less, thereon. The said lot is more particularly described as to metes, courses, and bounds according to a plat of survey thereof made by Thomas C. Anderson, RLS of date November 29, 1951 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 6 at Page 134. Reference is craved to the aforesaid plat for a more complete description of metes, bounds, courses and distances, and said plat is incorporated herein by reference and made a part and parcel hereof.

This conveyance is made subject to easements heretofore granted for utilities, drainage and streets rights of way.

This being the same property conveyed unto Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank by Karen K. Davis, Delinquent Tax Collector for Greenwood County, by deed recorded November 20, 2024 in Book 1653 at Page 732 in the Office of the Clerk of Court for Greenwood County.

Tax Map #: 6878-893-982

Property Address:
113 Shrine Club Road
Greenwood, SC 29649

AND ALSO:

Property 6:

All that piece, parcel or tract of land situate, lying and being in the County of Greenwood, State of South Carolina, and described as Lot 11, Eighteen Queens Court, Hunters Creek Subdivision as more particularly described on a plat made by Heaner, Inc., dated March 8, 2007 and recorded in the Office of the Clerk of Court for Greenwood County, in Plat Book 132 at Page 90, which plat by reference is made a part hereof for a more particular description of said tract by metes, distances and bounds. Said Lot 11 fronts on Queens Court.

This property is subject to any and all existing easements for streets and utilities, whether of record or not. This property is subject to the Declaration of Covenants, Conditions and Restrictions of Eighteen Queens Court, dated April 15, 1994 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 390 at Page 856.

This being the same property conveyed unto Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank by Karen K. Davis, Delinquent Tax Collector for Greenwood County, by deed recorded November 22, 2024 in Book 1653 at Page 710 in the Office of the Clerk of Court for Greenwood County.

Tax Map #: 6826-762-357

Property Address:
115 Queens Court
Greenwood, SC 29649

AND ALSO:

Property 7:

All right, title and interest in and to all that lot or parcel of land, lying and being situate near the City of Greenwood, within the County of Greenwood, State of South Carolina, fronting on Highway By-Pass #72 a distance of 210 feet, more or less, extending back therefrom on the northern side of a distance of 40 feet, more or less, and on the southern side a distance of 150 feet, more or less, being 180 feet, more or less, wide in the rear, bounded as follows: North by Arzola Rouse; East by Highway By-Pass #72; West by Hackett; and South by Hadden Court. For reference, see Plat Book 43 at Page 175.

This being the same property conveyed unto Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank by Karen K. Davis, Delinquent Tax Collector for Greenwood County, by deed recorded November 22, 2024 in Book 1653 at Page 911 in the Office of the Clerk of Court for Greenwood County.

Tax Map #: 6856-416-566

Property Address:
121 Radden Court
Greenwood, SC 29649

Grantee's Address:
PO Box 170301
Brooklyn, NY 11217

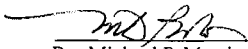
TOGETHER with all and singular, the rights, members, hereditaments appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the said Grantee, its successors and assigns forever.

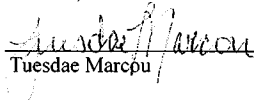
WITHIN THIS INSTRUMENT, all references to the Grantor and the Grantee shall include the singular and plural, and any gender shall include all genders, including the neuter. Such words of inheritance shall be applicable as are required by the applicable gender of the Grantee and/or Grantor.

IN WITNESS WHEREOF, the undersigned Grantor, has caused these presents to be executed this 31st day of December, in the year of our Lord, Two Thousand Twenty-Four.

**Bering North LLC f/b/o WSFS as Custodian
for Bering North/Firsttrust Bank**


By: Michael P. Morris
Its: Attorney in Fact

SIGNED, SEALED AND DELIVERED in the Presence of:


Tuesday Marcou


Holly H. Rikard

[Notary acknowledgement on following page]

STATE OF SOUTH CAROLINA

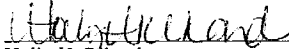
COUNTY OF RICHLAND

(1008-24034)

ACKNOWLEDGEMENT

The undersigned Notary Public does hereby certify that Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank by Michael P. Morris its Attorney in Fact, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 31st day of December, 2024.



Holly H. Rikard

Notary Public

My commission expires: 8/5/29

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

AFFIDAVIT OF CONSIDERATION
FOR EXEMPT TRANSFERS

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 properties being transferred are located in Greenwood County at 12 Sparks Ave., Ware Shoals, SC 29692 bearing Tax Map Number 6923-518-472; 25 Riegel Ave. S, Ware Shoals, SC 29692 bearing Tax Map Numbers 6923-437-424; 105 Armory Court, Ninety Six, SC 2966 bearing Tax Map Numbers 7815-636-723; 107 Pecan Drive, Greenwood, SC 29646 bearing Tax Map Number 6835-712-193; 113 Shrine Club Road, Greenwood, SC 29649 bearing Tax Map Number 6878-893-982; 115 Queens Court, Greenwood, SC 29649 bearing Tax Map Number 6826-762-357; and 121 Radden Court, Greenwood, SC 29649 bearing Tax Map 6856-416-566 was transferred by **Renewal Properties, LLC** to **Scott M. Boches as Trustee of the Scott Marshall Boches Revocable Trust on December 20, 2024.**
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) ☒ X exempt from the deed recording fee because (See Information section of affidavit): **#1 – consideration paid was less than \$100.00**
4. Any lien or encumbrance that existed on the land, tenement, or realty before the transfer **did not** remain 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.)
5. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$0.00
(b) Place the amount listed in item 5 above here:	<u>\$0.00</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$0.00</u>
6. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$15.00.**
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantor.
8. 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



Michael P. Morris, S.C. Bar 73560

SWORN TO AND SUBSCRIBED before me on
this 31 day of December, 2024.



Cassandra Thornton

Notary Public for South Carolina

My commission expires: 10/3/2033

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. (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;
- (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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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;
- (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 proceeding;
- (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