

PREPARED BY AND
AFTER RECORDING, MAIL TO:
Haynsworth Sinkler Boyd, PA
1201 Main Street, 22nd Floor
Columbia, SC 29201
Attn: L. Foster Girard, Esq.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)
)
QUIT-CLAIM DEED
OF REAL PROPERTY

THIS QUIT-CLAIM DEED, executed as of the 25 day of ^{April}~~May~~, 2025, by BN2019 LLC, a South Carolina limited liability company (hereinafter referred to as "Grantor"), to Melissa Tolden Vann ("Grantee").

WITNESSETH:

IN CONSIDERATION of the sum of TWENTY-SIX THOUSAND and 00/100 (\$26,000.00) Dollars, the receipt and sufficiency of which is acknowledged by Grantor, Grantor has quitclaimed, granted, bargained, sold and released, and by this Deed quitclaims, grants, bargains, sells and releases to Grantee, his heirs, successors and assigns, all right, title and interest, if any in the following real property:

SEE ATTACHED EXHIBIT A
FOR LEGAL DESCRIPTION

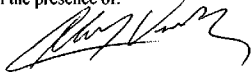
TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto;

TO HAVE AND TO HOLD all and singular said property unto Grantee, and Grantee's heirs, successors and assigns forever.


THIS CONVEYANCE is further made subject to the following disclosures and disclaimers: (1) Grantor's title to the Property derives from a tax sale for delinquent property taxes; (2) Grantor disclaims any warranties, express or implied, as to the habitability, merchantability, or fitness for any purpose; (3) the property is hereby conveyed in "as-is" condition; and (4) Grantee has agreed that Grantor is not required to complete a disclosure statement, and this transfer is except from South Carolina Code Title 27, Chapter 50, Article 1.

IN WITNESS WHEREOF, Grantor has caused this Quit-Claim Deed to be executed as of the day and year first above-written.

Signed, sealed and delivered
in the presence of:



Witness #1



Witness #2 / Can be Notary

BN2019, LLC

By: Bering North, LLC
Its: Manager and Sole Member

By: 

Reuben Dvoretzky, Manager

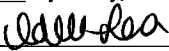
STATE OF NEW YORK)
COUNTY OF Queens)

ACKNOWLEDGMENT

I, the undersigned Notary Public for the State of New York, do hereby certify that Reuben Dvoretzky as Manager of Bering North, LLC, Sole Member of BN2019 LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to and subscribed before me this 25 day of ^{April}~~May~~, 2025.





Notary Public for New York

Name: IDELKIS LARA

My commission expires: 12/20/2028

EXHIBIT A
Legal Description

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 Radden Court (misidentified as "Hadden Court" in prior instruments). For reference, see Plat Book 43 at Page 175.

Derivation: This being a portion of the same property conveyed to Grantor by deed of Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank, dated December 31, 2024, and recorded January 6, 2025 in the Office of the Register of Deeds for Greenwood County in Book 1653 at Page 3404.

TMS No. 6856-416-566

Grantee's address: 2401 Ginger Tea Way NE
Conyers, GA 30613

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

AFFIDAVIT FOR
TAXABLE OR 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 property being transferred is located at 121 Radden Ct, Greenwood, SC 29649, bearing TMS No. 6856-416-566, and was transferred by BN2019 LLC to Melissa Tolden Vann on ~~May~~ April 25, 2025.
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): the consideration is less than one hundred dollars. See S.C. Code Ann. § 12-24-40(1).

[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 this affidavit, 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? 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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$26,000.
☐ (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. (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.) 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: \$26,000
(b) Place the amount listed in item 5 above here: \$ _____.
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$26,000
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$96.20.
8. As required by SC Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
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.

SWORN TO before me this 25 day of May, 2025.

BN2019, LLC

By: Bering North, LLC
Its: Manager and Sole Member

By: Reuben Dvoretzky
Reuben Dvoretzky, Manager

Notary Public for NEW YORK
Print Name: IDELKIS LARA
My commission expires: 12/20/2028



INFORMATION (Reference S.C. Code of Laws 12-24-10 et seq)

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 or 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 calculation 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 imposed by this chapter are deeds:

- (1) transferring realty in which the value of the realty, as defined in 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 in order to become a stockholder, partner, or trust beneficiary of the entity 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, 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, the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the lineal descendant of any of the above. 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 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 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.