

TMS 179-02-00-045
DATE 1-19-2017
THOMAS W. HILL BLC
r2 ASSESSOR COLLETON COUNTY

201600067937
MCLEOD FRASER & CONE
ATTORNEY AT LAW

Instrument 201600067937 OR Volume Page 2493 113

201600067937 EXEMPT
Filed for Record in
COLLETON COUNTY SC
DEBORAH H GUSLER
12-28-2016 At 10:37 am.
DEED 10.00
OR Volume 2493 Page 113 - 117

***** SPACE ABOVE THIS LINE FOR RECORDING INFORMATION *****

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON) TITLE TO REAL ESTATE
(GENERAL WARRANTY DEED)

KNOW ALL MEN BY THESE PRESENTS that we, Dana Cone Moorer and William Harry Cone, III, in the State aforesaid, for and in consideration of the sum of Three and no/100 Dollars (\$3.00) to us in hand paid at and before the sealing of these presents by George W. Cone, Trustee of the William Harry Cone, Jr. Testamentary Trust the receipt whereof is hereby acknowledged, and as to Dana Cone Moorer in further consider of the love and affection I have for my brother William Harry Cone, III who is the sole beneficiary of said Trust during his lifetime and I gain as residuary beneficiary of that trust and as to William Harry Cone, III in further consideration of the benefits I gain as sole beneficiary of that trust during my lifetime have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said George W. Cone, Trustee of the William Harry Cone, Jr. Testamentary Trust, his Successors and Assigns forever, the following described real property:

All our right, title and interest, the same being a one-fourth (1/4) undivided interest of in and to:

All that certain piece, parcel or lot of land together with buildings and improvements thereon situate lying and being in the City of Walterboro, in Colleton County, South Carolina designated as lot 18 on a plat of Woodland Terrace Subdivision prepared by S. S. Snook, RLS recorded in plat book 10 at page 100 in the Office of the ROD for Colleton County, SC bounded as follows: Northerly by a reserved strip and measuring thereon one hundred feet (100'), more or less; Easterly by lot 17 of Woodland Terrace Subdivision and measuring thereon One Hundred Thirty-four Feet (134'), more or less; Southerly by Pineland Road and measuring thereon One Hundred feet (100'), more or less; and Westerly by lot 19 of Woodland Terrace Subdivision and measuring thereon One Hundred Thirty-four Feet (134'), more or less, all of which will more fully appear by reference to the above referenced plat.

This being the same property conveyed to W. Harry Cone, Jr. and Dianne D. Cone by deed of H. L. Smith, Jr. dated June 25, 1964 and recorded June 25, 1964 in Deed Book 136 at page 6 in the Office of the ROD for Colleton County, South Carolina; and part of the property in which Dana Cone Moorer and William Harry Cone, III were each conveyed a

one-fourth (1/4) undivided interest by Deed of Distribution from the Estate of Dianne Daniels Cone dated March 15, 2015 and recorded March 23, 2015 in RER Book 2304 at Page 89 in the Office of the ROD for Colleton County, South Carolina.

W. Harry Cone, Jr. was also known as and one and the same person as William Harry Cone, Jr. The Estate of William Harry Cone, Jr. is on file in the Probate Court for Colleton County, South Carolina in Probate File Number 2015-ES-15-00273 and his Will dated October 20, 1988 establishing his Testamentary Trust can be found in that file.

TMS # 179-02-00-045

Address: 216 Pineland Road, Walterboro, SC

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

TO HAVE AND TO HOLD all and singular the said premises unto the said George W. Cone, Trustee of the William Harry Cone, Jr. Testamentary Trust, his Successors and Assigns forever.

And we do hereby bind ourselves and our Heirs, Personal Representatives, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said George W. Cone, Trustee of the William Harry Cone, Jr. Testamentary Trust, his Successors and Assigns, against us and our Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 23 day of December in the year of our Lord two thousand sixteen and in the two hundred and forty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

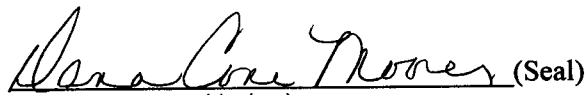

(first witness sign here)

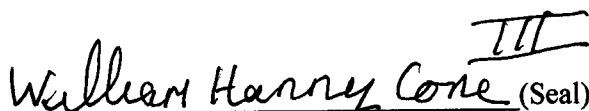
Brandy Herrington
(print or type name of first witness here)


(second witness sign here - may be N P)

Samantha Hathcock
(print or type name of second witness here)

as to both signatories

 (Seal)
(sign here)
Dana Cone Moorers

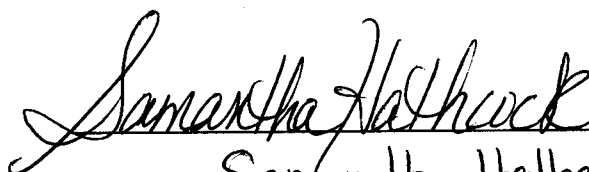
 (Seal)
(sign here)
William Harry Cone, III

STATE OF SOUTH CAROLINA)

) ACKNOWLEDGMENT

COUNTY OF COLLETON)

On this 23 day of December 2016, before me personally appeared the within named Dana Cone Moore and William Harry Cone, III each of whom is personally known to me or proved to me, on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged the due execution of the foregoing instrument.

 (NP Seal)

Print Name: Samantha Hathcock

Notary Public for South Carolina

My Commission Expires: 07/19/21

After recording return Deed to:
McLeod Fraser & Cone LLC
111 E. Washington Street
P. O. Box 230
Walterboro, SC 29488
phone 843/549-2516
MFC/gwc: # 35635-15

Grantee's Address
George W. Cone Trustee of the
William Harry Cone, Jr. Testamentary Trust
P O Box 409
Walterboro, SC 29488

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

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 in which an interest is being transferred is located at 216 Pineland Road, Walterboro, bearing Colleton County Tax Map Number 179-02-00-045.000, was transferred by Dana Cone Moorer and William Harry Cone, III to George W. Cone, Trustee of the William Harry Cone, Jr. Testamentary Trust on the 23 day of December 2016.

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 as a transfer to a trust or as a distribution to a trust beneficiary.
- (c) X _____ exempt from the deed recording fee because (See SC Code Section 12-24-10 et seq.): as to Dana Cone Moorer gift to Trust in which her brother is the sole beneficiary until his death and as to William Harry Cone, III transfer to a trust of which he the sole beneficiary until his death. (Section 12-24-10 (8) and (9)) (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.

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
- (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 purpose which is \$ _____.

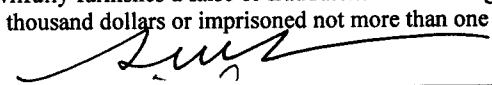
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance or realty in possession of a forfeited land commission which may subsequently be waived or reduced after transfer under signed contract or agreement between the lien holder and the buyer editing 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: \$ _____
- (b) Place the amount listed in item 5 above here: \$ _____
(If no amount is listed here, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ -0-.8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee.

9. I 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 23
day of December, 2016Notary Public for South Carolina
My Commission Expires 07-19-21Print Notary Name: Samantha Hathcock
Responsible Person Connected with the Transaction
George W. Cone, Trustee as aforesaid
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. (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 effect the partition of 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.