



2019004705

QUIT CLAIM DEED	\$10.00
RECORDING FEES	
STATE TAX	\$0.00
COUNTY TAX	\$0.00

PRESENTED & RECORDED: 07-22-2019 11:48:34 AM

BK: RB 2762**PG: 45 - 48**WILLARD E WILSON
P O BOX 281
VARNVILLE SC 29944DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

Quitclaim Deed

STATE OF SOUTH CAROLINA COUNTY OF COLLETON

This indenture made this 20th day of June, 2019, by and between **Annie L. Green, P.O. Box 1653, Ridgeland, SC 29936** as GRANTOR(s) and **Willard E. Wilson c/o P.O. Box 281, Varnville, SC 29944** as GRANTEE(s).

WITNESSETH: That the GRANTOR, on behalf of herself, and her heirs, executors, administrators, successors, representative assigns, for and in consideration on the sum of Five & 00/100 Dollars (\$5.00) cash in hand paid at or before delivery of this document, of which is hereby acknowledged, has bargained and sold by this document and does grant, bargain, sell, convey, remise, release and forever **QUIT CLAIMS** unto said GRANTEE(s), on behalf of himself, his heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:
Address: 3727 Fork Road, Islandton, SC 29929

All that certain piece, parcel or tract of land containing five point eight (5.8) acres, more or less, situate, lying and being located in the town of Islandton, in the County of Colleton, State of South Carolina, and designed upon a plat thereof prepared by Roy Green, R.L.S., dated July 29, 2004, recorded in the office of the Clerk of Court for Colleton County in Plat Book 32 at page 409, and according to said plat being bounded as follows: on the North for a distance of 632.89 feet by land owned or formerly owned by Willard E. Wilson; on the West for a distance of 287.39 feet by property now or formerly of Rosa Nell Wiggins Jones; and on the Southwest for a distance of 656.91 by land now or formerly of Helena Godley, et al; on the East for a distance of 534.83 feet by SC S-15-31. Tax ID: 173-00-00-088

This being the same property conveyed to Willard E Wilson by "Plat of Property of The Estate of Sallie J. Mears" dated November 6, 1997, and recorded in the office of the Clerk of Court for Colleton County in Plat Book 32 at page 409. And conveyed to Annie L. Green by Quitclaim Deed recorded January 5, 2011 in deed book 1901 page 339 in the Office of the Clerk of Court for Colleton County.

TO HAVE AND TO HOLD the said tract of land, with all rights, members and appurtenances thereof, so that neither GRANTOR nor any other person claiming under her hall at any time demand any right, title or interest to the said tract of land appurtenances.

[SIGNATURES ON THE FOLLOWING PAGE]

STATE OF SOUTH CAROLINA
COUNTY OF COLLETON

IN WITNESS THEREOF, the said GRANTOR has herewith set her hand and seal, the day year first above written.

GRANTOR:

Annie L. Green
Annie L. Green

WITNESS:

William D. Bosh
WITNESS: Mary Kay Sirel

WITNESS:

WITNESS:

ACKNOWLEDGEMENT

On this 20th day of June 2019 **Annie L. Green** personally appeared before me, known to me to be the person who executed the preceding **QUITCLAIM DEED** and acknowledged to me that she executed the same for the purpose therein stated. Witness my hand and seal:

Mary Kay Sirel
Notary Public
State of South Carolina
Commission Expires: 2-11-29

STATE OF SOUTH CAROLINA)

COUNTY OF Colleton) AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.

2. The property being transferred is located at 3727 Fork Road, Islandton SC
bearing Colleton County Tax Map Number 173-00-00-088
was transferred by Annie L. Green
to Willard E. Wilson
on June 20, 2019

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

Less than \$100 (#1)

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? Check Yes ☐ or No ☐

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

5. 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.

Annie L. Green

Responsible Person Connected with the Transaction

SWORN to before me this 2
day of July, 2019

Patricia M. Green
Notary Public for South Carolina

My Commission Expires: 4-25-2021

Annie L. Green
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 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 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; and
- (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.