

STATE OF SOUTH CAROLINA
COLLETON COUNTY

QUIT - CLAIM DEED

TO ALL WHOM THESE PRESENTS MAY COME:

KNOW ALL MEN BY THESE PRESENTS, THAT OTIS F. ASKIN
 herein called grantor(s) in consideration
 of the premises and also in consideration of the sum of: \$1,000 to the
 grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) hereinafter
 named, the receipt of which is hereby acknowledged, have remised, released, and forever quit –
 claimed, and by these presents do remise, release and forever quit – claim unto the following named
 grantee(s) to wit: KRISTIN A. HUTTO & RONALD D. HUTTO, JR. its successors and assigns the following
 described property:

From 4:00 pm on the first day until 4:00 pm on the last day assigned to said Grantees during and
 below described Unit Week(s) Number(s) as said Unit Week is numbered and defined in the
 Supplemental Declaration of Covenants and Restrictions applicable thereto recorded in the public
 records of Colleton County, South Carolina, which estate is to be succeeded forthwith by a
 succession of other estates in consecutive and chronological order, revolving among the other Unit
 Weeks described in the foresaid Supplemental Declaration of Covenants and Restrictions, in order
 annually, it being the intent of this instrument that each Unit Week shall be considered a separate
 estate held separately and independently by the respective owners thereof for the during the period of
 time assigned to each in said Declaration, each said estate being succeeded by the next in unending
 succession governed by said declaration until 4:00 pm on the first Sunday in 2026, as of which date
 said estate shall terminate, unless extended as provided by said Declaration:

TOGETHER with a vested remainder over in fee simple absolute, as tenants in common with the
 other owners of all Unit Weeks in the hereafter described Unit in Egrets Pointe Townhouses in that
 percentage interest determined and established by said Declaration for the following described real
 estate location in the County of Colleton and State for South Carolina, as follows:

Unit Number(s) 491
 Week Number(s) 25
 Building Number(s) 3-B

Of Egrets Pointe Townhouses as recorded in Plat/Cabinet C, Page/Slide 95, and
 revised Plat recorded in Plat Book/Cabinet D, Page/Slide 233, and as described in the
 aforesaid Supplemental Declaration of covenants and Restrictions applicable thereto as recorded in
 Book 355 Page 314 et seq. and any amendments and supplements thereto, all in the Office of
 the Clerk of Court of Colleton County, South Carolina: LESS AND EXCEPT oil, gas and other
 minerals.



2019004718

QUIT CLAIM DEED	
RECORDING FEES	\$10.00
STATE TAX	\$2.60
COUNTY TAX	\$1.10

PRESENTED & RECORDED: 07-22-2019 01:52:58 PM

BK: RB 2762**PG: 96 - 99**

KRISTIN & RONALD HUTTO, JR.
 3801 INVERNESS WAY
 MARTINEZ GA 30907

DEBORAH H. GUSLER
 REGISTER OF DEEDS
 COLLETON COUNTY, SC

This conveyance is subject to and accepting this Deed, the Grantee(s) do(es) hereby agree to assume the following:

1. Taxes for the current year and subsequent years;
2. Conditions, restrictions, limitation, reservations, easements, and other matters of record;
3. Supplemental Declaration of covenants and Restrictions and, if applicable, the Fairshare Vacation Plan Use Management Trust Agreement and Use Restrictions, and any supplements or amendments thereto or hereafter filed.

Grantee's Address:

3801 INVERNESS WAY
MARTINEZ, GEORGIA 30907

Together with all and singular the rights, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining: to have and to hold all the singular the premises before mentioned unto the grantee(s) and the grantee(s) heirs, successors and assigns forever – so that neither the said grantor(s), nor grantor(s) heirs, nor any other person or persons, claiming under grantor(s) shall at any time hereafter by any way or means, have claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

Witness the grantor's(s) hand(s) and seal(s) this 25th day of March, 2016
Date Month Year

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

[Signature]
WITNESS #1

[Signature]
GRANTOR

Meredith B. Thornton
NOTARY PUBLIC (WITNESS #2)

[Signature]
GRANTOR

STATE OF Georgia

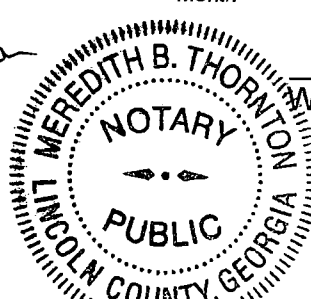
COUNTY OF Columbia

PROBATE

PERSONALLY appeared the undersigned witness and made oath that she/he saw the within named grantor(s) sign, seal and as the Grantor's(s) act and deed deliver the within deed and that deponent with the other witness whose name is subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of March, 2016
Date Month Year

Notary Public Meredith B. Thornton
My Commission Expires 3-8-2018
(Seal)



[Signature]
WITNESS #1

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 EGRETS POINTE TOWNHOUSES, bearing
County Tax Map Number _____, was transferred by OTIS F. ASKIN
to KRISTIN A. HURD AND RONALD D. HURD, JR on _____.

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):

(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? 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) ☐ 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 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: _____
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, 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: _____

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

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.

Kristina A. Hutto
Responsible Person Connected with the Transaction

KRISTINA A. HUTTO
Print or Type Name Here

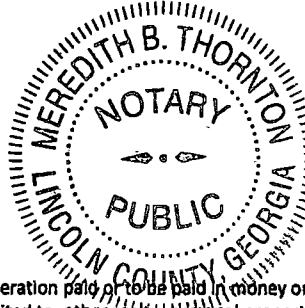
SWORN to and subscribed before me this

19th day of July, 2019
Notary Public for Lincoln Co. Georgia

My Commission Expires: 3-8-2022

Notary (L.S.): Meredith B. Thornton

Notary (printed name): Meredith B. Thornton



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.