

COLLETON COUNTY ASSESSOR

Tax Map:179-04-00-055

Date: 03/12/2024

GEORGE R. MCCORMACK - TWH

COLLETON COUNTY, SC

2023006407

DEED

RECORDING FEES \$15.00

STATE TAX \$0.00

COUNTY TAX \$0.00

12-11-2023 10:51:24 AM

SUSAN KESSLER

REGISTER OF DEEDS

BK:RB 3268 PG:198-201

No title examination was performed
in the preparation of this Deed.

STATE OF SOUTH CAROLINA)

COUNTY OF COLLETON)

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Lawrence Bassett**, Grantor, in the State aforesaid, for and in consideration of the sum of FIVE DOLLARS AND NO/100 DOLLARS (\$5.00) and consideration already received, the receipt and sufficiency of which is here acknowledged, has remised, released, and forever quit-claimed, and by these presents do forever remise, release, and forever quit-claim unto the said:

Fernando Humberto Cruz Aguilera and Tatiana Elizabeth Carranza Alfaro,
Grantee

All Grantor's right, title and equitable or legal interest in and to:

All that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being near the Town of Walterboro, County of Colleton, State of South Carolina, shown and designated as Lot No. 4, Pine Hill Subdivision, on a plat thereof prepared by S.S. Snook, Surveyor, dated February 1954, and measuring more or less and bounded now or formerly as follows: On the North by a street and measuring thereon fifty (50.0') feet; on the East by Lot No. 5 on said plat and measuring thereon one hundred (100.0') feet; on the south by lands of Florence McKenzie and measuring thereon fifty (50.0') feet; and on the West by Lot No. 3 on said plat and measuring thereon one hundred (100.0') feet.

No derivation required per statute.

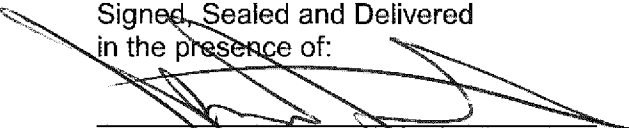
Colleton County Tax Map No.: 179-04-00-055.000

Grantee Address: 354 DeLoach Ave, Walterboro, SC 29488

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, Grantee's heirs and assigns forever.

WITNESS the Hand and Seal of Lawrence Bassett this 15 day of July, 2023.

Signed, Sealed and Delivered
in the presence of:


Witness No. 1 SIGN HERE


Witness No. 2 SIGN HERE

(Notary may sign as Witness 2)


Lawrence Bassett

STATE OF SOUTH CAROLINA

COUNTY OF Colleton

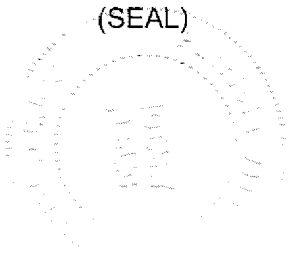
I, a Notary Public for the State of South Carolina, do hereby certify that Lawrence Bassett personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15 of July, 2023.

Patricia Wilson

Notary Public for SC Patricia Wilson

My Commission Expires: August 19, 2031. My Commission Ends



AFFIDAVIT FOR EXEMPT TRANSFERS

STATE OF SOUTH CAROLINA
COUNTY OF COLLETON

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

1. I have read the information on page 2 of this affidavit and I understand such information.
2. The property being transferred is located at Red Comet Lot 4, Walterboro, SC 29488 bearing Colleton Tax Map No. 179-04-00-055.000, was transferred by Lawrence Bassett to Fernando Humberto Cruz Aguilera and Tatiana Elizabeth Carranza Alfaro on July 13, 2023.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

#12

If exempt under exemption no. 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:

Attorney for Grantee

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.

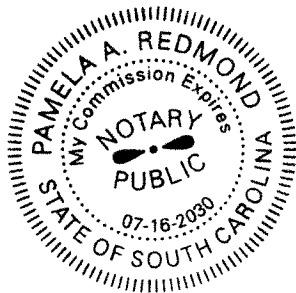
Responsible Person Connected with the Transaction

Brent L. McGee

Print or Type Name Here

Subscribed and sworn to before me this 15th day of July, 2023.

P. Redmond
Notary Public for SC



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. 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 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 in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided 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 such 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 spouses and lineal descendant of any of them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. 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; and,
- (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 mortgagee 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.
- (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.