

LAURENS COUNTY, SC	
2024005815	DEED
RECORDING FEES	\$15.00
STATE TAX	\$481.00
COUNTY TAX	\$203.50
07-26-2024	12:14 PM
BK:D 1834 PG:1-4	

Prepared By:

Toates Law Firm, LLC
 105 N. Spring Street, Suite 109
 Greenville, SC 29601

STATE OF SOUTH CAROLINA)
 COUNTY OF LAURENS)

GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **Robert M Brown and Wesley L Brown, Jr**, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$185,000.00)**, the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Jody M Hughes and Cheryl R Hughes

as Joint Tenants with Right of Survivorship and Not as Tenants in Common (hereinafter "Grantee") Grantee's successors and assigns forever all Grantee's right, title and equitable or legal interest in and to:

All that certain piece, parcel or lot of land, containing two (2) acres, more or less, being about five miles West of Laurens-Princeton Highway (Highway 76), being a portion of the property owned by Mrs. A. C. Fuller (Mrs. Meta Smith Fuller) at the time of her death and being described in detail on a plat prepared by Lewis C. Godsey, dated September 28, 1970 and recorded in the Office of the Clerk of Court for Lauens County in Plat Book 26 at Page 72. This being the identical lot conveyed to Isabella Fuller by Deed of Mary F. Bolt and Milton Lee Fuller, Executros of the Estate of Meta Smith Fuller (also known as Mrs. A.C. Fuller) by Deed dated November 23, 1970. The above cited plat and deed incorporated hereby by reference for a more detailed description of the property.

This being the same property conveyed to Wesley L. Brown, Jr., and Robert M. Brown by deed of distribution from Wesley L. Brown, Jr., as Personal Representative of the Estate of Charlotte P. Brown dated February 23, 2018 and recorded March 1, 2018 in the Office of the Register of Deeds for Laurens County, South Carolina in Deed Book 1371 at Page 19.

Laurens County Tax Map No.: 230-00-00-012

Grantee Address: 7362 US-76, Laurens, SC 29360

07/29/2024 1834 *James A. Colman*
 DATE BOOK PAGE AUDITOR

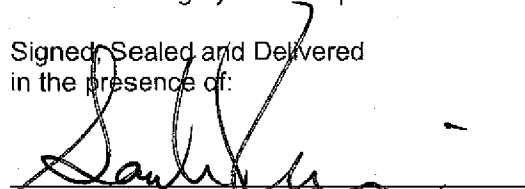
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

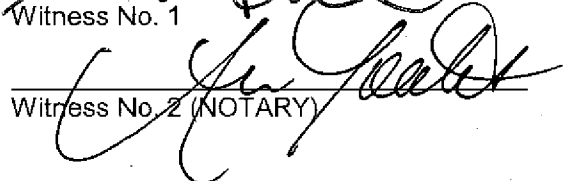
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, Jody M Hughes and Cheryl R Hughes, as joint tenants with rights of survivorship and not as tenants in common.


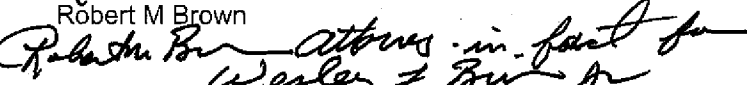
AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of Robert M Brown and Wesley L Brown, Jr this **26th day of July** and in the year of our Lord, Two Thousand and Twenty-Four (2024) and in the Two Hundred Forty Ninth (249th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:

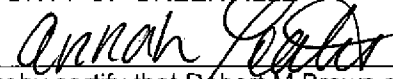

Witness No. 1


Witness No. 2 (NOTARY)


Robert M Brown

Robert M Brown Attorney-in-Fact for Wesley L Brown, Jr

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

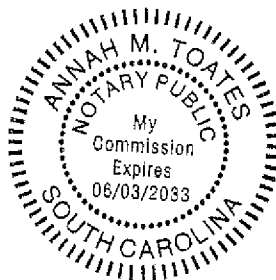
I, , a Notary Public for the aforementioned County and State, do hereby certify that Robert M Brown personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 26 of July, 2024.


Notary Public

My Commission Expires: 06/03/2033

(SEAL)



STATE OF SOUTH CAROLINA)
COUNTY OF LAURENS)

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 7362 US-76, Laurens, SC 29360 bearing Laurens County Tax Map Number 230-00-00-012, was transferred by Robert M Brown and Wesley L Brown, Jr to Jody M Hughes and Cheryl R Hughes on July 26, 2024.
- 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 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 \$185,000.00.
 - 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 the item 4 above here:	\$	185,000.00
b. Place the amount listed in item 5 above here: (if no amount is listing, place zero here.)	\$	0.00
c. Subtract Line 6(b) from Line 6(a) and place the result here:	\$	185,000.00
- 7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$684.50
- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

Attorney

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.

[Signature]
Responsible Person Connected with the Transaction

Carol Bates
Print or Type Name Here

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, *Sarah Raines*, a Notary Public for the aforementioned County and State, do hereby certify that

Anna Bates personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 26 of July, 2024.

[Signature]
Notary Public

My Commission Expires:

(SEAL)

