

LAURENS CO ASSESSORS OFFICE
TMS:
254-00-00-071

LAURENS COUNTY, SC	
2024005834	DEED
RECORDING FEES	\$15.00
STATE TAX	\$695.50
COUNTY TAX	\$294.25
07-26-2024	01:56 PM
BK:D 1834 PG:9-12	

STATE OF SOUTH CAROLINA)
)
 COUNTY OF LAURENS) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DANIEL GEISLER, in consideration of the payment of the sum of TWO HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$267,500.00), the receipt of which is hereby acknowledged, has conveyed, granted, bargained, and released unto

**JACOB HINIKER and SHIRLEY SAN NICHOLAS,
 AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,
 AND NOT AS TENANTS IN COMMON,**

ALL that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Laurens, being known and designated as Lot 1 containing 8.13 acres, more or less, of Tall Pines Estates, as shown on a plat entitled "Survey for G & T Land and Development Company, Inc." dated April 20, 1994, prepared by Joe E. Mitchell, RLS, and being recorded in the Office of the Register of Deeds for Laurens County, SC in Plat Book A-78 at Page 6. Reference is hereby made to said plat for a more detailed metes and bounds description thereof.

ALSO conveyed herewith is a 2008 16 x 76 Kabco Model No. KB-608-SP-82 Mobile Home bearing VIN #KBO2424908.

THIS being the same property conveyed to the Grantor herein by deed of Robert John Mason, recorded in the Office of the Register of Deeds for Laurens County on September 24, 2018, in Deed Book 1406 at Page 229 and by deed of Ariana Geisler, recorded April 5, 2021, in Deed Book 1564 at Page 288.

THIS conveyance is made subject to any and all existing reservations, restrictions or protective covenants, zoning ordinances, rights of way, or easements that may appear of record, on the recorded plat(s) or on the premises.

Grantee's Address: 1304 Cheek Road TMS# 254-00-00-071
 Gray Court, SC 29645

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging to and in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), as joint tenants with the right of survivorship and not as tenants in common, and the grantee's(s') heirs and assigns forever. And, the grantor does hereby bind the grantor and the grantor's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof, the grantor has caused these presents to be subscribed this 24 day of July, 2024.

SIGNED, sealed and delivered in the presence of:

Sharon Snyder
Witness #1

[Signature] (Seal)
DANIEL GEISLER

[Signature]
Witness #2

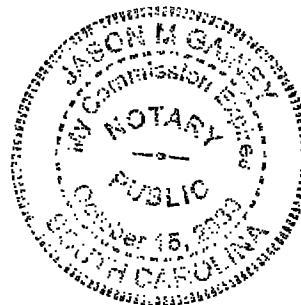
STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

Personally appeared, the Grantor named above, who, first being duly sworn, acknowledged the execution of the foregoing Deed on the date subscribed hereto.

SWORN to before me this 24 day of July, 2024.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires October 15, 2030



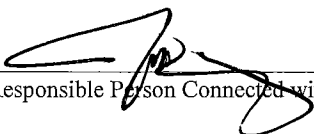
STATE OF SOUTH CAROLINA)
COUNTY OF LAURENS)

Affidavit

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

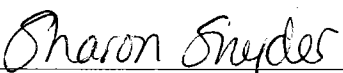
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 1304 Cheek Road, Gray Court, SC 29645, bearing Laurens County Tax Map Number 254-00-00-071 was transferred by Daniel Geisler to Jacob Hiniker and Shirley San Nicholas, on July 24, 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 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.)
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 \$267,500.00
 - (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. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:

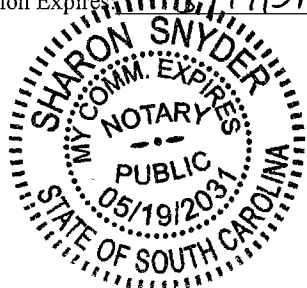
(a) Place the amount listed in item 4 above here:	\$ 267,500.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here)	\$ 0.00
(c) Subtract line 6(b) from line 6(a) and place result here:	\$ 267,500.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$989.75.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing 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.


Responsible Person Connected with the Transaction

Jason M. Gairey
Print or Type Name Here

SWORN to before me this 26th day of July 2024


Notary Public for South Carolina
My Commission Expires 5/19/31



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. 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, 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; 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 mortgagor or deed executed 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.