

LAURENS CO ASSESSORS OFFICE

TMS:

121-01-01-333

DEED BY A CORPORATION OR PARTNERSHIP

State of South Carolina)
) LIMITED WARRANTY
County of Laurens)

KNOW ALL MEN BY THESE PRESENTS: That D.R. Horton, Inc., a Delaware corporation, (hereinafter called "Grantor"), for and in consideration of the sum of THREE HUNDRED TWENTY THREE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$323,900.00) to it in hand paid at and before the sealing of these presents by Ronald Lee Burbage, Jr. (hereinafter called "Grantee") in the State aforesaid, (the receipt and sufficiency whereof is hereby acknowledged,) has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the Grantee, his heirs, successors, and assigns.

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Laurens, being shown and designated as Lot 256, on a plat of shown on a plat of Durbin Meadows, Phase 3 by 3D Land Surveying, Inc., dated 11/6/23 and recorded in the Office of the Register of Deeds for said County in Plat Book A1000, at Pages 5-6; reference to said plat being hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to D.R. Horton, Inc., a Delaware corporation by Deed from Mark III Properties, LLC, a Delaware limited liability company dated March 14, 2024 and recorded March 14, 2024 in the Office of the ROD County of Laurens in Deed Book 1802 at Page 16.

TMS #: 121-01-01-333

Grantee's Mailing Address: 510 Bonifay Drive, Fountain Inn, SC 29644

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to said Premises belonging; or in anywise incident appertaining;

TO HAVE AND TO HOLD all and singular the Premises mentioned unto the Grantee, his heirs, successors and assigns, forever.

AND the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the premises unto the Grantee his heirs successors, and assigns, against itself and its successors.

Any reference in this instrument to the plural shall include the singular, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

Table with recording details: LAURENS COUNTY, SC, 2024005837 DEED, RECORDING FEES \$15.00, STATE TAX \$842.40, COUNTY TAX \$356.40, 07-26-2024 02:04 PM, BK:D 1834 PG:13-16

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its undersigned officer(s) or partner(s) and its seal to be hereto affixed.

Dated this 26 day of July, 2024.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

Jessica Currier
WITNESS
[Signature]
WITNESS

D.R. Horton, Inc., a Delaware corporation
By: [Signature]
Donna Britt, Assistant Secretary

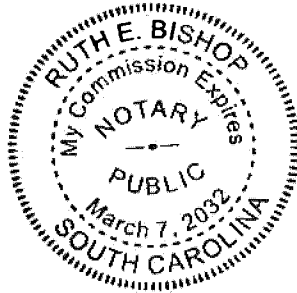
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, RUTH E BISHOP, the undersigned notary, do hereby certify that Donna Britt, the Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

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

[Signature] [SEAL]

Notary Public for South Carolina
My Commission Expires 3-7-32



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 located at **510 Bonifay Drive, Fountain Inn, SC 29644** bearing County Tax Map Number(s): Property 1: 121-01-01-333 was transferred by **D.R. Horton, Inc., a Delaware corporation** on July 26, 2024 to Ronald Lee Burbage, Jr..

3. Check one of the following: The deed is

- (a) XX 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 \$323,900.00.
- (b) The fee is computed on the fair market value of the realty which is \$1,023.48.
- (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 **X** 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:	\$323,900.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	-0-
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$323,900.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,023.48

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.

Eric Coldiron
 Attorney Signature
 Attorney Printed Name Eric Coldiron

SWORN to and subscribed before me this
 26th day of July, 2024,
 Notary Public for SC
 My Commission Expires: 10-9-33

Notary (L.S.): Ashley McNeely
 Notary (printed name): Ashley McNeely

