

TMS:
164-00-00-025
164-00-00-013

2024005845

DEED
RECORDING FEES \$15.00
STATE TAX \$78.00
COUNTY TAX \$33.00
PRESENTED & RECORDED:
07-26-2024 02:34 PM
K MICHELLE SIMMONS
CLERK OF COURT
LAURENS COUNTY, SC
BY: CLERK 1 CLERK
BK: D 1834
PG: 22 - 26

STATE OF SOUTH CAROLINA

DEED

COUNTY OF LAURENS

No Title Examined

KNOW ALL MEN BY THESE PRESENTS, that, I, **GINA SUE TUMBLIN HAMER**, (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other consideration, to the Grantor in hand paid at and before the sealing of these presents by **JAMES RUSSELL TUMBLIN** (hereinafter called "Grantee"), the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Grantee, his heirs, successors and assigns, **all of the Grantor's interest in and to the following described property:**

PARCEL 1- Tax Map # 164-00-00-025

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being on northwest side of SC Rd. S-30-78 (Millrock Church Road), containing 1.861 acres, more or less, and being more fully shown and delineated as Lot C, on a plat prepared for Wm. Rodney Knight by Foard H. Tarbert, Jr., RLS, dated August 31, 1996, and recorded in Plat Book A-147, Page 7, in the Office of the Clerk of Court for Laurens County.

Subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

DERIVATION: This being a portion of the property conveyed to Gina Sue Tumblin Hamer, James Russell Tumblin, and Robert Giles Flack by Deed of Distribution of the Estate of Betty Jo Flack, recorded February 2, 2024, in the Office of the Clerk for Laurens County in Deed Book 1792 at Page 94.

PARCEL 2- Portion of Tax Map # 164-00-00-013

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Laurens, State of South Carolina, on the Northwestern side of S-30-78, containing 0.804 acres, more or less, and being more fully shown and delineated as Lot A, on a plat prepared for Wm. Rodney Knight, by Foard H. Tarbert, Jr., RLS dated August 31, 1996, recorded September 23, 1996 in Plat Book A147, Page 7 in the Office of the Clerk of Court for Laurens County.

DERIVATION: This being a portion of the property conveyed to Gina Sue Tumblin Hamer, James Russell Tumblin, and Robert Giles Flack by Deed of Robert G. Flack as Trustee of The Bryan D. Tumblin Trust Agreement, dated May 12, 2010, recorded February 16, 2024, in the Office of the Clerk for Laurens County in Deed Book 1794 at Page 262.

PARCEL 3- Portion of Tax Map # 164-00-00-013

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Laurens, State of South Carolina, on the Northwestern side of S-30-78, containing 0.549 acres, more or less, and being more fully shown and delineated as Lot B, on a plat prepared for Wm. Rodney Knight, by Foard H. Tarbert, Jr., RLS, dated August 31, 1996, recorded September 23, 1996 in Plat Book A 147, Page 7 in the Office of the Clerk of Court for Laurens County.

DERIVATION: This being a portion of the property conveyed to Gina Sue Tumblin Hamer, James Russell Tumblin, and Robert Giles Flack by Deed of Robert G. Flack as Trustee of The Bryan D. Tumblin Trust Agreement, dated May 12, 2010, recorded February 16, 2024, in the Office of the Clerk for Laurens County in Deed Book 1794 at Page 262.

Grantee's Mailing Address: 6992 Greenpond Road, Gray Court, SC 29645

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 the Premises belonging, or in anywise incident or appertaining.

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

And the Grantor does hereby bind herself and her heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs, successors and assigns against herself and her heirs, successors and assigns, and any person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, 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 Grantees.

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 1042 Millrock Church Road & 1028 Millrock Church Road, bearing Laurens County Tax Map Numbers 164-00-00-025 & 164-00-00-013, was transferred by Gina Sue Tumblyn Hamer to James Russell Tumblyn on July 18th 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)

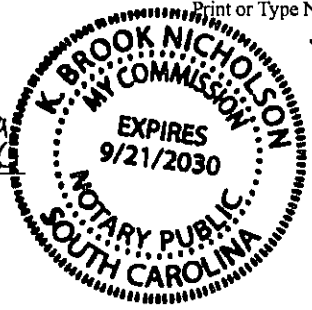
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes, or No _____

- 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 \$30,000.00.
 - (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. 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: \$30,000.00
 - (b) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$30,000.00
- 7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$111.00
- 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.

B.A.

Responsible Person Connected with the Transaction
Billy A. Tunstall, III
Print or Type Name Here

Sworn to before me this 18th
day of July, 2024.
K. Brook Nicholson
Notary Public for South Carolina
My Commission Expires: 9/21/2030



INFORMATION

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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, the 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 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 of 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 no consideration of any kind is paid or to be paid for 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 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; and,
- (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.