

TITLE TO REAL ESTATE – Prepared by Nolan A. Burns, Attorney at Law, Laurens, S. C.  
Misc. Miles

TMS:  
102-00-00-026

PLEASE DO NOT PUBLISH IN NEWSPAPER

DEED ONLY-NO TITLE EXAMINATION OR CERTIFICATION

**2024005849**



DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED:	
<b>07-26-2024 02:41 PM</b>	
<b>K MICHELLE SIMMONS</b>	
CLERK OF COURT	
LAURENS COUNTY, SC	
BY: CLERK 1 CLERK	
<b>BK: D 1834</b>	
<b>PG: 31 - 35</b>	

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF LAURENS            TNC    )

KNOW ALL MEN BY THESE PRESENTS, that I/we

Christopher J. Miles and Angel L. Miles

in consideration of One Dollar(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Christopher Jordan Miles and Kachina Haley Miles,

as joint tenants with rights of survivorship, and not as tenants in common, the following property, to wit:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Laurens and being designated and shown as Lot #1 of Beech Branch Farms, as shown on plat prepared by J.L. Montgomery, RLS, recorded in the Office of the Clerk of Court for Laurens County in Plat Book A-64, at Page 10; reference is hereby made to said plat for a more complete and accurate metes and bounds description of said property.

This being the same property conveyed to Christopher J. Miles and Angel L. Miles by deed of Christopher Jordan Miles and Angel Gillespie Miles, recorded June 27, 2012, in Deed Book 1074, at Page 84, 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.

Tax Map Sheet: 102-00-00-026

Grantee's(s') address: 6921 Greenpond Rd, Gray Court, SC 29645

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or 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 rights of survivorship, and not as tenants in common. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) as hereinabove provided against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 25 day of July, 2024.

SIGNED, sealed and delivered in the presence of:

[Signature]  
Cynthia A. Rhinehart

[Signature]  
Christopher J. Miles (SEAL)

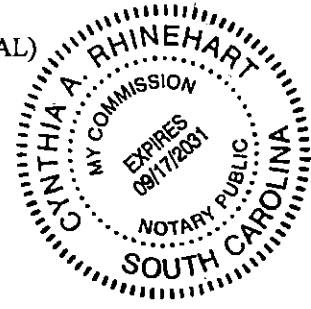
-----ACKNOWLEDGEMENT-----

STATE OF SOUTH CAROLINA  
COUNTY OF LAURENS

I, the undersigned notary public, do hereby certify that Christopher J. Miles personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 25 day of July, 2024.

[Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: 9-17-2031



WITNESS the grantor's(s) hand(s) and seal(s) this 18 day of July, 2024.

SIGNED, sealed and delivered in the presence of:

Susan M. Hodges  
Cynthia A. Rhinehart

Angel L. Miles (SEAL)  
Angel L. Miles

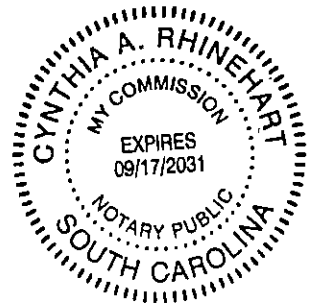
-----ACKNOWLEDGEMENT-----

STATE OF SOUTH CAROLINA  
COUNTY OF LAURENS

I, the undersigned notary public, do hereby certify that Angel L. Miles personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 18 day of July, 2024.

Cynthia A. Rhinehart (SEAL)  
Notary Public for South Carolina  
My commission expires: 9-17-2031

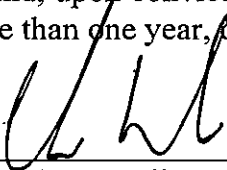


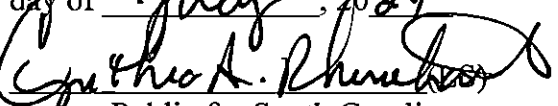
STATE OF SOUTH CAROLINA )  
COUNTY OF LAURENS )

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 6921 Greenpond Rd, Gray Court, SC 293645, bearing Laurens County Tax Map Number 102-00-00-026, was transferred by Christopher J. Miles and Angel L. Miles to Christopher Jordan Miles and Kachina Haley Miles, on the 25 day of July, 2024.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit): #1
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantor**
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.

  
 \_\_\_\_\_  
 Christopher J. Miles

SWORN to before me this 25  
 day of July, 2024  
  
 Notary Public for South Carolina  
 My Commission Expires: 9-17-2031



**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 exchanged in order to effect the partition;
- (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 as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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, except for transfers from one family trust to another family trust without consideration, 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 and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants 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 of 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;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, as long as no consideration 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.