

LAURENS CO ASSESSORS OFFICE

TMS:

225-00-00-004

LAURENS COUNTY, SC	
2024005805	DEED
RECORDING FEES	\$15.00
STATE TAX	\$3835.00
COUNTY TAX	\$1622.50
07-26-2024	09:49 AM
BK:D 1833	PG:271-275

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 **Grey Court Ventures LLC**, in the State aforesaid, for and in consideration of the sum of ONE MILLION FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$1,475,000.00), 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:

Recreational Resources, LLC

All Grantor's right, title and equitable or legal interest in and to:

All that certain piece, parcel or lot of land situate, lying and being in the County of Laurens, State of South Carolina, being shown and designated as Parcel A, containing 72.95 acres (71.80 net acres), more or less, and Parcel B, containing 52.38 acres (51.27 net acres), more or less, on a plat of survey for Brewer Development, prepared by 3-D Land Surveying, dated July 22, 2022, and recorded in the Office of the Register of Deeds for Laurens County in Plat Book A977 at Page 6. Reference is hereby made to said plat for a complete metes and bounds description of the property.

This being the same property conveyed to Grey Court Ventures, LLC by deed of RA Land Development LLC, dated March 16, 2023 and recorded on March 16, 2023 in the Register of Deeds Office for Laurens County, South Carolina in Deed Book 1722 at Page 28.

Laurens County Tax Map No.: 225-00-00-004

Grantee Address: 959 MAULDIN RD. STE 102, GREENVILLE, SC, 29607

PJP

07/29/2024

DATE BOOK

1833

PAGE

James A. Colman

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, and Grantee's heirs and assigns forever.

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 Grey Court Ventures LLC this 24th 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:

[Signature]
Witness No. 1
[Signature]
Witness No. 2 (NOTARY)

Grey Court Ventures LLC,
a South Carolina limited liability company

BY: The Darrell R. Brewer Living Trust dated September 27, 2018

BY: [Signature]
Susan Helms Brewer, Trustee of the Darrell R. Brewer Living Trust dated September 27, 2018

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

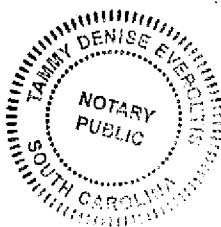
I, Tammy Denise Everette, a Notary Public for the aforementioned County and State, do hereby certify that Susan Helms Brewer personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

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

[Signature]
Notary Public

My Commission Expires: 3.12.2029

(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 ±125.33 acres on South Old Laurens Rd, SC bearing Laurens County Tax Map Number 225-00-00-004, was transferred by Grey Court Ventures LLC to Recreational Resources, LLC on July ____, 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 \$1,475,000.00.
 - 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: | \$ | 1,475,000.00 |
| 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: | \$ | 1,475,000.00 |

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$5,457.50

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

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.

Katherine M. Brooks
Responsible Person Connected with the Transaction

Katherine M. Brooks
Print or Type Name Here

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, Laura Hollis, a Notary Public for the aforementioned County and State, do hereby certify that

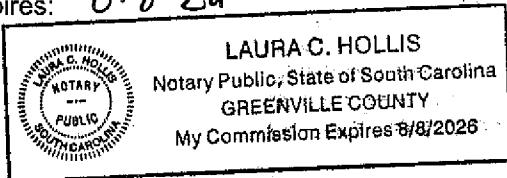
Katherine M. Brooks personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

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

Laura C. Hollis
Notary Public

My Commission Expires: 8.8.26

(SEAL)



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. (This includes, pursuant to Code Section 12-59-140(E)(6), and 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.) 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 constitutes 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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;
- (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 pursuant to foreclosure proceeding;
- (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.