

Townsend and Thompson, LLP
210 West Laurens Street, P. O. Box 946
Laurens, SC 29360
Rogers Trust/Evans T-24-0129

LAURENS CO ASSESSORS OFFICE
TMS:
086-00-00-035

2024005811
DEED
RECORDING FEES \$15.00
STATE TAX \$75.40
COUNTY TAX \$31.90
PRESENTED & RECORDED
07-26-2024 11:17 AM
K MICHELLE SIMMONS
CLERK OF COURT
LAURENS COUNTY, SC
BY: CLERK 3 CLERK
BK: D 1833
PG: 281 - 285

STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS) DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Vergil A. Rogers as Trustee of the Vergil A. Rogers Revocable Trust dated 07/15/2014**, (hereinafter called "Grantor") for and in consideration of the sum of Five Dollars (\$5.00) and other valuable consideration to the Grantor in hand paid at and before the sealing of these Presents, by **Edward Evans, III**, (hereinafter called "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the Grantee, their heirs, successors and assigns, the following property:

This conveyance is made subject to all covenants, restrictions, easements and rights-of-ways affecting the property.

All that certain piece, parcel or lot of land with any and all improvements thereon, situate, lying and being in the County of Laurens, State of South Carolina, on Poplar Springs Road and being more fully shown and delineated as 7.11 acres, more or less, on a plat of Survey Made At the Request Of James Corwell by Eugene M. Adams, SCPLS No. 7397B, dated December 4, 2023 and recorded in Plat Book PC B18, page 7 in the Office of the Clerk of Court for Laurens County. For a more complete description as to metes, bounds, courses and distances reference if made to the aforementioned plat and the same is incorporated herein by reference.

This is a portion of the property conveyed to Vergil A. Rogers as Trustee of the Vergil A. Rogers Revocable Trust by deed of Harold D. Price, Jr. dated January 12, 2021 and recorded in Deed Book 1549, page 234 in the Office of the Clerk of Court for Laurens County.

07/29/2024 1833 281 *James A. Colman*
DATE BOOK PAGE AUDITOR

Grantee's Mailing Address: 881 Bull Hill Road, Gray Court, SC 29645

TOGETHER, subject to the above Exceptions, 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, subject to the above Exceptions, all and singular the premises before mentioned unto the Grantee, his Heirs, successors and Assigns forever.

And the Grantor does hereby bind himself and his heirs, to warrant and forever defend all and singular the premises, subject to the above Exceptions, unto the Grantee, His Heirs, Successors, and Assigns against himself and his heirs and against every person whosoever 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 Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the date hereinbelow written.

DATE: July 26, 2024

Signed, Sealed and Delivered in the Presence of:

Kathy B. Young
Limboing Miller

Vergil A. Rogers Trustee
Vergil A. Rogers as Trustee of the Vergil A. Rogers Revocable Trust dated 07/15/2014

STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS)

ACKNOWLEDGMENT

I, Kathy P. Thompson, a Notary for the State of South Carolina do hereby certify that Vergil A. Rogers as Trustee of the Vergil A. Rogers Revocable Trust dated 07/15/2014, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Kathy P. Thompson (SEAL)
Kathy P. Thompson

Notary Public for State of South Carolina

My Commission Expires: 10-9-2027

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 4458 Poplar Springs Road, bearing Laurens County Tax Map Number 086-00-00-006 (portion) was transferred by Vergil A. Rogers as Trustee of the Vergil A. Rogers Revocable Trust dated 07/15/2014 to Edward Evans, III on the 26 day of July, 2024.
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)
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 **\$29,000.00**
 - (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:	\$29,000.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here)	00.00
(c) Subtract Line 6(b) from Line 6(a) and place result here	\$29,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$107.30**.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected

with the transaction as: **Grantor.**

9. 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.

SWORN to before me this 26th day
of July, 2024.

Kathy P. Thompson (SEAL)
Kathy P. Thompson

Notary Public for South Carolina

My commission expires: 10-9-2027

Vergil A. Rogers Trustee
Responsible Person Connected with the Transaction

Vergil A. Rogers as Trustee
Print or Type Name Here

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 the fair market value under the provisions of the law.

Exempted from the fee are deed:

- (1) transferring realty in which the value of the realty, as defined in 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 whereby 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 the 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, the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendant 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 a family trust also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all 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 deed 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.