

Prepared by: The Stoddard Funderburk Law Firm, LLC  
408 Main Street, Greenwood, SC 29646

LAURENS CO ASSESSORS OFFICE  
TMS:  
369-00-00-044

**2025002559**  
DEED  
RECORDING FEES \$15.00  
STATE TAX \$176.80  
COUNTY TAX \$74.80  
PRESENTED & RECORDED:  
**03-28-2025 09:25 AM**  
K MICHELLE SIMMONS  
CLERK OF COURT  
LAURENS COUNTY, SC  
BY: CLERK 3 CLERK  
**BK: D 1889**  
**PG: 194 - 198**

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LAURENS )

# **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that **WILTON GRADY BOWMAN** (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, to the Grantor in hand paid at and before the sealing of these presents by **SUSAN C. VAUGHN** (hereinafter referred to as "Grantee"), in the State aforesaid, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release, unto the said Grantee, her heirs, successors and assigns, the following described property (the "Property"):

**SEE ATTACHED EXHIBIT "A"**

GRANTEE'S ADDRESS: 3307 Redbay Drive, Simpsonville, SC 29681

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

**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, her Heirs, Successors and Assigns forever.

03/31/2025  
DATE

1889  
BOOK

194  
PAGE

*James A. Coleman*  
AUDITOR

EXHIBIT "A"

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being in the State of South Carolina, County of Laurens, South of the Town of Waterloo, on the East side of U.S. Highway 221, designated as Lot 3, containing 2.47 acres, more or less, being more fully shown and delineated on a plat prepared for Wilton Bowman by Joseph T. Dyches, Jr., P.L.S., dated September 2, 2024 and recorded in Plat Book B32 at Page 3 in the Office of the Clerk of Court for Laurens County.

TMS: 369-00-00-044

This being a portion of the property conveyed to Wilton Grady Bowman by deed of Rolf Humm and Annemarie Humm, dated August 29, 2024 and recorded in Deed Book 1845, at Page 103 in the Office of the Clerk of Court for Laurens County.

And the Grantor does hereby bind himself and his heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, her Heirs, Successors and Assigns against him and his 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 works of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 20 day of March 2025.

Signed and Seal and Delivered  
In the Presence of:

[Signature]  
Witness

[Signature]  
Witness

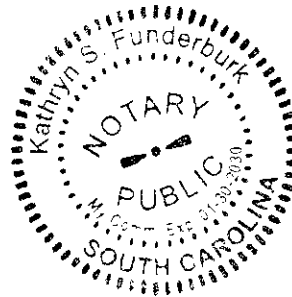
[Signature]  
Wilton Grady Bowman

STATE OF SOUTH CAROLINA       )  
  )  
COUNTY OF GREENWOOD        )

# ACKNOWLEDGMENT

On this 20 day of March, 2025, before me personally came the within-named Grantor, WILTON GRADY BOWMAN, who acknowledged to me that (s)he executed the foregoing instrument; and who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person(s) who executed the foregoing instrument.

[Signature]  
(Signature of Notary Public)  
Name: Kathryn S. Funderburk  
Notary Public for the State of South Carolina  
My Commission Expires: 1-30-2030  
[AFFIX NOTARY STAMP OR 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 located at 14929 Hwy 221 S, Waterloo, bearing Laurens County Tax Map Number 369-00-00-044 was transferred by Wilton Grady Bowman to Susan C. Vaughn and on March 20, 2025.

3. Check one of the following: The deed is

(a)   x   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 this 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)   x   The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$68,000.00.

(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   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. 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: \$68,000.00

(b) Place the amount listed in item 5 above here: \$

(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$68,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$251.60.

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

Grantor.

9. I further 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.

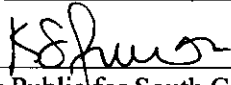


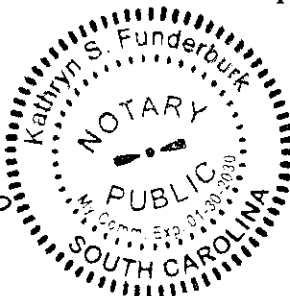
Responsible Person Connected with the Transaction

Wilton Grady Bowman

Print or Type Name Here

Sworn to before me this 20  
day of March, 2025.

  
Notary Public for South Carolina  
My Commission Expires: 1-30-2030



#### 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 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 the 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 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; and,
- (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 mortgagee 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.
- (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.