

LAURENS CO ASSESSORS OFFICE

TMS:

589-00-00-050

DO NOT PUBLISH IN NEWSPAPER!!



STATE OF SOUTH CAROLINA)

COUNTY OF LAURENS)

QUITCLAIM DEED

No title examination - Deed only

2025002564
 DEED
 RECORDING FEES
 STATE TAX \$15.00
 COUNTY TAX \$0.00
 PRESENTED & RECORDED
 03-28-2025 10:50 AM

KNOW ALL MEN BY THESE PRESENTS, that

DONNIE KEITH BELL, as Trustee of The Donnie Keith Bell
 Revocable Trust, dated October 20, 2023,

hereinafter referred to as Grantor, for and in consideration of Five and No/100 (\$5.00) Dollars, the receipt of which is hereby acknowledged, have(has) granted, bargained, sold, and released, and by these presents do(es) grant, bargain, sell and release unto

EULALIO PEREZ PEREZ,

hereinafter referred to as Grantee, and to Grantee's(s') Heirs, Successors, and Assigns forever:

All my right, title, and interest in and to the following property:

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Laurens, located on Highway 308, and being more particularly shown and designated as Lot No. 5, Lot No. 6 and a portion of Lot No. 16, on plat of Subdivision of Property of James E. Anderson, dated June 15, 1967, prepared by S. T. Martin, recorded in Plat Book 26, Page 95, in the Register of Deeds for Laurens County. Reference to said plat is made for a more detailed description.

This being the same property conveyed to the Grantor herein by Don K. Bell and recorded October 24, 2023, in Deed Book D1771 at Page 277, and see also Deed Book 744, Page 174, said Register of Deeds.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions recorded in the Office of the Register of Deeds for Laurens County.

Tax Block Map No. 589-00-00-050

Grantee's Address: 1560 Farley Ave Ext, Spartanburg, SC 29301

K MICHELLE SIMMONS
 CLERK OF COURT
 LAURENS COUNTY, SC
 BY: CLERK 2 CLERK
BK: D 1889
PG: 209 - 212

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 premises before mentioned unto the Grantee(s), and the Grantee's(s') Heirs (or Successors) and Assigns forever so that neither the said Grantor(s), nor the Grantor(s) Heirs (or Successors), nor any other person or persons, claiming under Grantor or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

WITNESS the Grantor's(s') Hand and Seal this March 17, 2025.

Signed, Sealed and Delivered
in the Presence of:

Minnie H. Human Donnie Keith Bell (SEAL)
Donnie Keith Bell, as Trustee of the Donnie Keith Bell
Revocable Trust, dated October 20, 2023
[Signature]

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Minnie N. Human, a Notary Public for the County and State aforesaid,
do hereby certify that Donnie Keith Bell, as Trustee of the Donnie Keith Bell Revocable Trust,
dated October 20, 2023, personally appeared before me this date and acknowledged the due
execution of the foregoing instrument.

Witness my hand and official stamp or seal this March 17, 2025.

Minnie H. Human (SEAL)
Notary Public for SOUTH CAROLINA
My Commission expires 3-23-2027

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 3748 Hwy 308, Clinton, SC 29325, bearing Laurens County Tax Map Number 589-00-00-050, was transferred by Donnie Keith Bell, as Trustee of the Donnie Keith Bell Revocable Trust, dated October 20, 2023, to Eulalio Perez Perez on March 17, 2025.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

Exemption No. 12 - quitclaim deed - no consideration paid

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

attly. for Purchaser/Grantee

5. 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.

William G Wynn Jr
 Responsible Person Connected with the Transaction

WILLIAM G WYNN, JR.
 Print Name Here

Sworn to before me this March 17, 2025.

[Signature] (SEAL)
 Notary Public for South Carolina

My Comm. expires: 5-22-24

Donna Jean Bell

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 of 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 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 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.
- (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.