

Prepared By:

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PO Box 9
Irmo, SC 29063
20791.17125OCONNELL

Space above this line reserved for Recording information

THE STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

)
) TITLE TO REAL ESTATE
)

KNOW ALL MEN BY THESE PRESENTS, that Brian E. Minges and Kurt A. Minges and David A. Minges, in the State aforesaid, for and in consideration of the sum of ONE HUNDRED FORTY-SIX THOUSAND EIGHT HUNDRED SIXTY-FOUR AND NO/100 DOLLARS (\$146,864.00), the receipt and sufficiency of which is here acknowledged, subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Joshua B. O'Connell

All his/her/its right, title and equitable or legal interest in and to:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the northeastern side of Woodland Hills East Road, in the County of Lexington, State of South Carolina, being shown and designated as Lot No. Fourteen (14), in Block "Q", on a plat of "Woodland Hills" made by William Wingfield, Registered Surveyor, dated July 24, 1963, last revised April 1, 1964, and recorded in the Office of the Register of Deeds for Lexington County in Plat Book 69-G at Page 15. Being further shown and delineated on a plat prepared for Woodland Hills and recorded in Book 115G, Page 57, and being more particularly described and bounded as follows: On the northwest by Lot No. 15, in said Block "Q", measuring thereon one hundred sixty-two and 9/10 (162.9') feet; on the northeast by property undersigned on said plat, measuring thereon one hundred ten (110') feet; on the southeast by Lot No. 13, in said block, measuring thereon one hundred fifty-nine and 2/10 (159.2') feet, and on the southwest by Woodland Hills East Road, fronting thereon one hundred (100') feet.

DERIVATION: This being the same property conveyed to Charles H. Minges, by Deed of R.J. Marsh, Inc., dated 10/20/1965 and recorded in the Office of the ROD for Richland County in Book 14K, Page 170. Subsequently being conveyed to Brian E. Minges, Kurt A. Minges and David A. Minges with rights of survivorship reserving a Life Estate for Charles H. Minges, by Deed of Charles H. Minges, dated 5/23/2016 and recorded in Book 18402, Page 34.

Lexington County Tax Map No.: 003624-10-014

Property Address: 2920 Woodland Hills East, Columbia, SC 29210

Grantee Address: 2920 Woodland Hills East, Columbia, SC 29210

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,
* ~~Yes to O'Connell~~ Joshua B. O'Connell, as joint tenants with rights of survivorship and not as tenants
in common.
XXXXXX

AND GRANTOR DOES hereby promise, for themselves and his/her/its heirs/successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, his/her/its heirs/successors and assigns, against the Grantor and his/her/its heirs/successors, assigns, and representatives against any and all others whomsoever lawfully claiming the same or any part thereof.

WITNESS the Hand and Seal of Brian E. Minges this 11 day of July, 2017.

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness No. 1
Laurie G. Pitts
Witness No. 2 (NOTARY)

[Signature]
Brian E. Minges

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

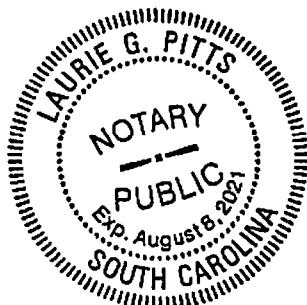
I, Laurie G. Pitts, a Notary Public for the State of South Carolina, do hereby certify that Brian E. Minges and personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11 day of July, 2017.

Laurie G. Pitts
Notary Public for South Carolina

My Commission Expires: 08/08/2021

(SEAL)



*Second owner removed from title Joshua B. O'Connell will be the sole title holder.

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,
* ~~Dease O'Connell and Joshua B. O'Connell, as joint tenants with rights of survivorship and not as tenants in common.~~
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

AND GRANTOR DOES hereby promise, for themselves and his/her/its heirs/successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, his/her/its heirs/successors and assigns, against the Grantor and his/her/its heirs/successors, assigns, and representatives against any and all others whomsoever lawfully claiming the same or any part thereof.

WITNESS the Hand and Seal of Kurt A. Minges this 12th day of July, 2017.

Signed, Sealed and Delivered
in the presence of:

Nicholas Paulson
Witness No. 1

Kurt A. Minges
Kurt A. Minges

Andria Tifin Nations
Witness No. 2 (NOTARY)

STATE OF Oregon

COUNTY OF Clackamas

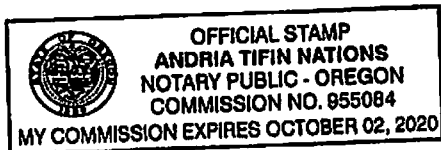
I, Andria Tifin Nations a Notary Public for the State of Oregon, do hereby certify that Kurt A. Minges personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12 day of July, 2017.

Andria Tifin Nations
Notary Public for Clackamas

My Commission Expires: October 2, 2020

(SEAL)



* Second owner removed from title Joshua B. O'Connell will be the sole title holder.

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,
* ~~XXXXXX~~ and Joshua B. O'Connell, as joint tenants with rights of survivorship and as tenants
in common.
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

AND GRANTOR DOES hereby promise, for themselves and his/her/its heirs/successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, his/her/its heirs/successors and assigns, against the Grantor and his/her/its heirs/successors, assigns, and representatives against any and all others whomsoever lawfully claiming the same or any part thereof.

WITNESS the Hand and Seal of David A. Minges this 12th day of July, 2017.

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness No. 1

[Signature]
David A. Minges

[Signature]
Witness No. 2 (NOTARY)

STATE OF Maryland

COUNTY OF Baltimore

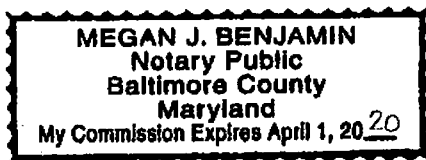
I, Megan J. Benjamin, a Notary Public for the State of Maryland, do hereby certify that David A. Minges personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of July, 2017.

[Signature]
Notary Public for State of Maryland, Baltimore County

My Commission Expires: April 1, 2020

(SEAL)



* Second owner removed from title Joshua B. O'Connell will be the sole title holder.

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

**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 2920 Woodland Hills East, Columbia, SC 29210 bearing Lexington County Tax Map Number 003624-10-014, was transferred by Brian E. Minges and Kurt A. Minges and David A. Minges to Joshua B. O'Connell and on 08/11/2017.
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 to record a Warranty Deed 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 \$ _____.
 - 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 encumbrance is \$ _____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ 146,864.00
 - b. Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 146,864.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$506.90
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee
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.

Responsible Person Connected with the Transaction

Joshua B O'Connell
Print or Type Name Here

SWORN to before me this 11 day of August, 2017.

[Signature] (L.S.)
Notary Public for South Carolina
Commission Expires: 6-2-2017

