



South Carolina

Treasurer and Assessor

TRACT 1

Home >> Treasurer

Owner Information

Tax Map Number 692-00-00-003
 Owner Name DARNELL LAND AND TIMBER LLC
 Address ATTN: PAUL DARNELL
 690 MEADOWBROOK DR
 ANDALUSIA AL 36420
 City, State, Zip

Address Information

Land Use Real Estate
 District Code 56X
 Town Code
 Fire Code D125
 Homestead Percent 0%

Property Legal

Description
 Extra Description P/O 693-005

Sales History

Date of Sale 11-30-16
 Consideration \$256,972.00
 Deed Book 1296 ✓
 Deed Book Page Number 202
 Platt Book A785 ✓
 Platt Book Page Number 6

Previous Owners

Previous Owner G3 PROPERTIES LLC
 Previous Deed Book
 Previous Deed Book Page Number
 Second Previous Owner
 Second Previous Owner Deed Book
 Second Previous Owner Deed Book Page Number

Assessment Information

	Total Lots	Total Acres	Land Appr	Land Assmt	Building Appr	Building Assmt	Total Assmt
Class Code 1	0	109.35	\$267,900.00	0	\$0.00	0	\$0.00
Class Code 2	0	109.35	\$10,830.00	430	\$0.00	0	\$430.00
Class Code 3	0	0	\$0.00	0	\$0.00	0	\$0.00
Class Code 4	0	0	\$0.00	0	\$0.00	0	\$0.00
Class Code 5	0	0	\$0.00	0	\$0.00	0	\$0.00
Total Value	0	109.35	\$10,830.00	430	\$0.00	0	\$430.00
Market Value	0	109.35	\$267,900.00	0	\$0.00	0	\$0.00

DB 1296
P. 202

692-00-00-003

LAURENS CO ASSESSORS OFFICE
TMS:
693-00-00-005 PORTION2016011406
DEED
RECORDING FEES \$11.00
STATE TAX \$868.20
COUNTY TAX \$282.70
PRESENTED & RECORDED:
11-30-2016 03:09 PM
LYNN W. LANCASTER
CLERK OF COURT
LAURENS COUNTY, SC
BY: CLERK & CLERK
BK: D 1296
PG: 202 - 206

Tract 1

STATE OF SOUTH CAROLINA)
COUNTY OF LAURENS)

TITLE TO REAL ESTATE

Grantee's Mailing Address: 890 Meadowbrook Dr., Andalusia, AL 36420, Attn: Paul Darnell

KNOW ALL MEN BY THESE PRESENTS THAT, G3 PROPERTIES, LLC ("Grantor") for and in consideration of the sum of TWO HUNDRED FIFTY-SIX THOUSAND NINE HUNDRED SEVENTY-TWO AND 50/100 DOLLARS (\$256,972.50), to it in hand paid by DARNELL LAND AND TIMBER, LLC ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

THE WITHIN CONVEYANCE IS MADE SUBJECT TO any conditions, covenants, easements, restrictions and rights of way indicated by instruments of record.

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 said Grantee, its heirs and assigns forever.

AND THE GRANTOR does hereby bind Grantor heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantee, its successors and assigns, against Grantor and Grantor's successors, heirs and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Execution Page to Follow

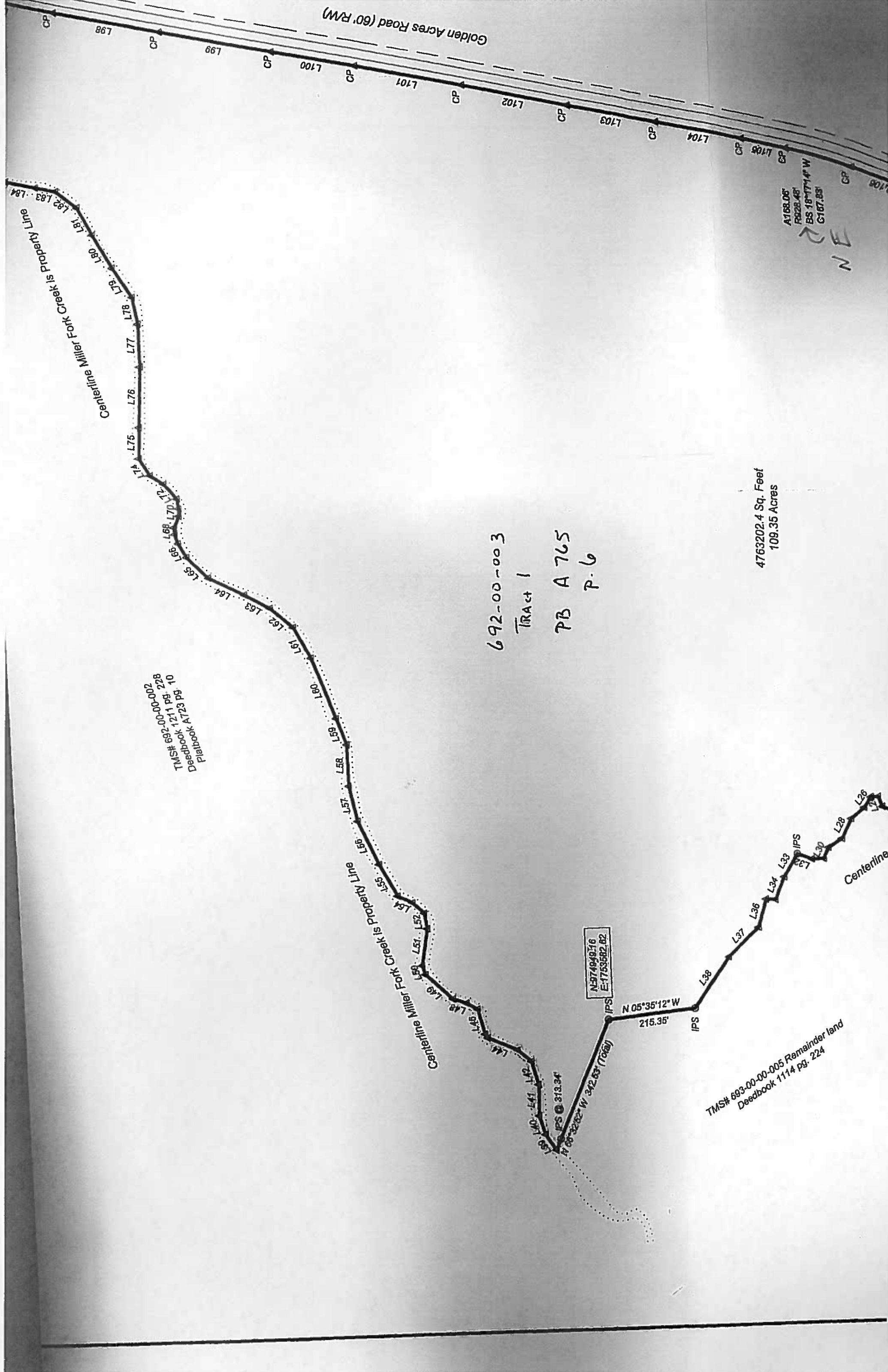
12/02/2016
DATE1296
BOOK202
PAGE
AUDITOR

692-00-00-003
TRACT 1EXHIBIT A
LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, situate, lying and being in the County of Laurens, State of South Carolina, containing 109.35 acres, more or less, said property being more fully delineated on a survey entitled "Boundary Survey & Plat Prepared for Darnell Land and Timber, LLC" prepared by Abraham Land Surveying dated November 7, 2016, as recorded in Plat Book (A765) Page (10) in the office of the Clerk of Court for Laurens County, reference to said plat being incorporated herein as a part and parcel of the description.

This being the same property conveyed unto G3 Properties, LLC by deed of Eugenia G. Kennedy, Leigh G. Cousins and Carol Abney dated April 2, 2013 and recorded on April 25, 2013 in Book D1114, Page 224 in the office of the Clerk of Court for Laurens County.

TMS Numbers: 693-00-00-005 (portion)



Golden Acres Road (60' RM)

CP L98 L99 L100 L101 L102 L103 L104 L105 L106 L107

NE

A168.06' R328.48' BS 18°17'14" W C167.85'

Centerline Miller Fork Creek is Property Line

L84 L83 L82 L81 L80 L79 L78 L77 L76 L75 L74 L73 L72 L71 L70 L69 L68 L67 L66 L65 L64 L63 L62 L61 L60 L59 L58 L57 L56 L55 L54 L53 L52 L51 L50 L49 L48 L47 L46 L45 L44 L43 L42 L41 L40 L39 L38 L37 L36 L35 L34 L33 L32 L31 L30 L29 L28 L27 L26 L25 L24 L23 L22 L21 L20 L19 L18 L17 L16 L15 L14 L13 L12 L11 L10 L9 L8 L7 L6 L5 L4 L3 L2 L1

692-00-003
TRACT 1
PB A 765
P. 6

4763202.4 Sq. Feet
109.35 Acres

TMS# 692-00-00-002
Deedbook 1211 pg. 10
Platbook A723 pg. 10

N 97.4949.76
E 1753582.62

TMS# 693-00-00-005 Remainder land
Deedbook 1114 pg. 224

Centerline

Waterline Miller Fork Creek is Property Line

692-00-00-003
TRACT 1
PB A 765
p. 6

NE
A168.06'
R928.48'
BS 18°17'14" W
C167.83'

Golden Acres Road (60' RW)

Golden Acres Road (60' RW)

LINE	BEARING	DISTANCE
L1	N 20°55'25" W	26.25'
L2	N 69°53'17" W	26.38'
L3	N 16°41'03" W	30.47'
L4	N 17°37'14" W	38.35'
L5	N 51°32'15" W	26.16'
L6	N 33°23'40" W	64.29'
L7	N 52°45'33" W	104.66'
L8	N 00°20'07" W	59.21'
L9	N 28°09'02" W	69.54'
L10	N 07°25'53" E	62.38'
L12	N 85°29'10" W	41.00'
L14	N 08°49'47" E	56.06'
L15	N 78°29'43" W	62.02'
L16	N 16°36'04" W	90.36'
L18	N 56°18'36" W	29.09'
L20	N 42°14'10" W	55.21'
L21	N 19°51'19" W	61.76'
L22	N 30°07'45" W	69.65'
L24	N 69°43'03" E	26.38'
L26	N 54°55'34" W	30.89'
L28	N 63°10'41" W	53.64'
L30	N 65°17'51" W	29.60'
L32	N 20°48'20" E	38.55'
L33	N 59°17'42" W	64.84'
L34	N 67°13'47" W	59.06'
L36	N 73°52'09" W	71.38'
L37	N 41°42'45" W	105.28'
L38	N 54°30'21" W	150.51'
L39	N 55°56'41" E	46.38'
L40	N 73°47'28" E	48.17'
L41	S 89°35'47" E	76.37'
L42	N 74°03'17" E	58.73'
L44	N 23°27'08" E	79.73'
L46	N 74°39'33" E	63.02'
L48	N 18°09'10" E	34.53'
L49	N 43°31'52" E	89.02'
L50	N 72°24'27" E	23.13'
L51	S 80°42'03" E	93.19'
L52	N 81°18'49" E	39.17'
L54	N 25°31'47" E	39.93'
L55	N 61°54'27" E	90.23'
L56	N 66°00'39" E	117.74'
L57	N 78°20'46" E	87.87'
L58	N 89°05'09" E	101.13'
L59	N 69°51'49" E	68.74'
L60	N 69°18'31" E	159.83'
L61	N 62°19'27" E	86.85'
L62	N 42°19'48" E	73.48'
L63	N 30°07'45" E	69.65'
L64	N 26°42'26" E	98.93'
L65	N 45°17'49" E	73.40'
L66	N 60°38'32" E	39.49'
L68	N 88°12'36" E	17.22'
L70	S 88°21'48" E	18.83'
L72	N 52°14'13" E	48.30'
L74	N 60°06'04" E	49.63'
L75	S 88°22'30" E	75.87'
L76	S 87°05'08" E	148.10'
L77	N 88°30'02" E	102.76'
L78	N 79°19'25" E	66.77'
L79	N 57°36'43" E	85.35'
L80	N 60°54'47" E	92.93'
L81	N 61°59'54" E	76.75'
L82	N 38°43'57" E	66.19'
L83	N 11°53'19" E	52.21'
L84	N 12°16'51" E	80.91'
L85	N 37°37'34" E	65.19'
L86	N 58°29'45" E	58.67'
L87	N 83°59'28" E	61.65'
L88	S 85°12'21" E	83.66'
L90	N 42°54'35" E	52.14'
L91	N 36°09'29" E	51.96'
L92	N 70°46'41" E	34.24'
L94	N 68°52'31" E	49.55'
L95	N 58°45'59" E	40.71'
L96	S 12°26'50" W	91.20'
L97	S 12°12'18" W	277.46'
L98	S 11°56'53" W	263.58'
L99	S 11°48'50" W	276.45'
L100	S 11°42'49" W	203.67'
L101	S 12°23'18" W	264.05'
L102	S 12°27'25" W	262.78'
L103	S 11°55'08" W	225.34'
L104	S 12°18'43" W	222.38'
L105	S 13°32'45" W	115.30'
L106	S 22°53'13" W	163.43'
L107	S 23°42'10" W	124.50'
L108	S 24°03'55" W	126.48'
L109	S 24°46'21" W	268.84'
L110	S 24°05'29" W	278.12'
L111	S 24°22'41" W	265.70'

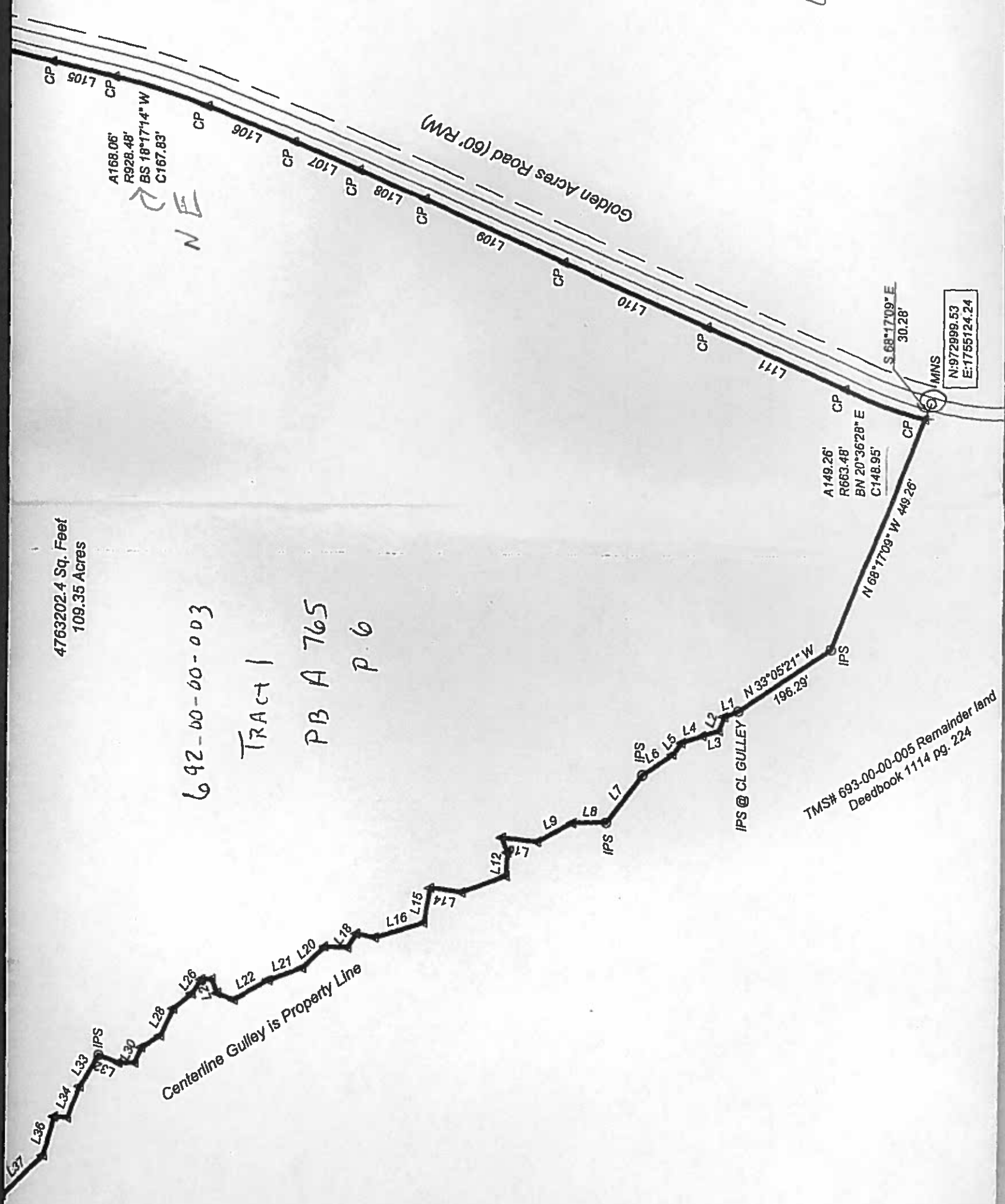
4763202.4 Sq. Feet
109.35 Acres

692-00-00-003
TRACT 1
PB A 765
P. 6

693-00-00-005 Remainder land
Deedbook 1114 pg. 224

Centerline Gulley is Property Line

TMS# 693-00-00-005 Remainder land
Deedbook 1114 pg. 224



692-00-00-003

2016011405
LARGE PLAT
RECORDING FEES
PRESENTED & RECORDED
11-30-2016 03:09
LYNN W. LANCASTER
CLERK OF COURT
LAURENS COUNTY, SC
BY: CLERK & CLERK
BK: PC A765
PG: 6

L61	N 02°19'27" E	88.85
L62	N 42°19'48" E	73.48
L63	N 30°07'45" E	69.65
L64	N 28°42'26" E	96.93
L65	N 45°17'49" E	73.40
L66	N 60°38'32" E	39.49
L68	N 88°12'36" E	17.22
L70	S 88°21'48" E	18.83
L72	N 52°14'13" E	48.30
L74	S 88°06'04" E	49.63
L75	S 88°22'30" E	75.87
L76	S 87°05'08" E	148.10
L77	N 88°30'02" E	102.76
L78	N 79°19'25" E	66.77
L79	N 57°36'43" E	85.35
L80	N 60°54'47" E	92.93
L81	N 61°59'54" E	76.75
L82	N 38°43'57" E	66.19
L83	N 17°53'19" E	52.21
L84	N 12°16'51" E	80.91
L85	N 37°37'34" E	65.19
L86	N 58°29'45" E	58.67
L87	N 83°59'28" E	61.65
L88	S 85°12'21" E	83.66
L90	N 42°54'35" E	52.14
L91	N 36°09'29" E	51.96
L92	N 70°46'41" E	34.24
L94	N 68°52'31" E	49.55
L95	N 58°45'59" E	40.71
L96	S 12°26'50" W	91.20
L97	S 12°12'18" W	277.46
L98	S 11°56'53" W	263.58
L99	S 11°48'50" W	276.45
L100	S 11°42'49" W	203.67
L101	S 12°23'18" W	264.05
L102	S 12°27'25" W	262.78
L103	S 11°55'08" W	225.34
L104	S 12°18'43" W	222.38
L105	S 13°32'45" W	115.30
L106	S 22°53'13" W	163.43
L107	S 23°42'10" W	124.50
L108	S 24°03'55" W	126.48
L109	S 24°46'21" W	268.84
L110	S 24°05'29" W	278.12
L111	S 24°22'41" W	265.70



South Carolina

Treasurer and Assessor

TRACT 2

Home >> Treasurer

Owner Information

Tax Map Number	692-00-00-002
Owner Name	DUKES GEORGE THOMAS
Address	DUKES JANET H
	13901 HWY 56 N
City, State, Zip	CLINTON SC 29325

Address Information

Land Use	Real Estate
District Code	56X
Town Code	
Fire Code	D125
Homestead Percent	0%

Property Legal

Description	
Extra Description	P/O 639-005

Sales History

Date of Sale	05-13-15
Consideration	\$239,424.00
Deed Book	1211
Deed Book Page Number	228
Platt Book	A723
Platt Book Page Number	10

Previous Owners

Previous Owner	G3 PROPERTIES LLC
Previous Deed Book	
Previous Deed Book Page Number	
Second Previous Owner	
Second Previous Owner Deed Book	
Second Previous Owner Deed Book Page Number	

Assessment Information

	Total Lots	Total Acres	Land Appr	Land Assmt	Building Appr	Building Assmt	Total Assmt
Class Code 1	0	130.41	\$319,500.00	0	\$0.00	0	\$0.00
Class Code 2	0	130.41	\$12,910.00	520	\$0.00	0	\$520.00
Class Code 3	0	0	\$0.00	0	\$0.00	0	\$0.00
Class Code 4	0	0	\$0.00	0	\$0.00	0	\$0.00
Class Code 5	0	0	\$0.00	0	\$0.00	0	\$0.00
Total Value	0	130.41	\$12,910.00	520	\$0.00	0	\$520.00
Market Value	0	130.41	\$319,500.00	0	\$0.00	0	\$0.00

LAURENS CO ASSESSORS OFFICE
TMS:
693-00-00-005 PORTION

2015004020

DEED
RECORDING FEES \$10.00
STATE TAX \$622.70
COUNTY TAX \$263.45
PRESENTED & RECORDED:
05-18-2015 09:53 AM
LYNN W. LANCASTER
CLERK OF COURT
LAURENS COUNTY, SC
BY: CLERK 1 CLERK
BK: D 1211
PG: 228 - 229

STATE OF SOUTH CAROLINA)
COUNTY OF LAURENS)

KNOW ALL MEN BY THESE PRESENTS, that G3 PROPERTIES, LLC

in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto GEORGE THOMAS DUKES AND JANET H. DUKES

Address: 13901 Hwy. 56N
Clinton, SC 29325

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being on Golden Acres Road, in the County of Laurens, State of South Carolina, being shown, designated and delineated as 130.41 acres, more or less, on a plat of survey entitled "SURVEY FOR: GEORGE THOMAS DUKES" prepared by S. Clay Rykard, RLS No. 15181, dated April 26, 2015, and recorded in Plat Book A 723, at page 10, records of Laurens County.

For a more full and complete description of said property, reference is made to the above mentioned survey.

This being a portion of the property conveyed unto G3 Properties, LLC, by deed of Leigh Gibson Cousins, et al., dated April 2, 2013, and recorded April 25, 2013, in Deed Book 1114, page 224, records of Laurens County.

Tax Map Number: portion of 693-00-00-005

True Consideration: \$239,424.93

05/19/2015
DATE

1211
BOOK

228
PAGE

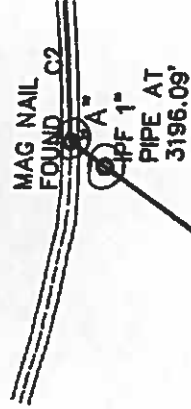
Lynn W. Lancaster
AUDITOR

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

692-00-00-002
Tract 2

LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	BEARING	CHORD
L1	169.24	S69°17'13"W	C2	180.36	1975.29	N84°06'33"E	180.30
L2	151.22	S48°18'21"W					

L3	168.02	N89°45'02"W
L4	133.08	S49°22'47"W
L5	159.71	S08°33'48"W
L6	155.75	S63°53'16"W
L7	180.53	S63°14'23"W
L8	280.56	N85°43'28"W
L9	284.80	S70°05'58"W
L10	245.99	S33°51'38"W
L11	192.66	S58°02'17"W
L12	215.38	S68°58'24"W
L13	161.71	S63°11'23"W
L14	190.85	S68°37'13"W
L15	170.30	S62°42'38"W
L16	105.63	N86°55'18"W
L17	183.65	S48°01'38"W
L18	184.72	S41°57'23"W
L19	110.73	N87°21'17"W
L20	157.78	S52°30'52"W
L21	127.29	S48°54'54"W
L22	184.03	S83°46'41"W
L23	113.03	N30°29'08"E
L24	53.40	N01°10'27"W
L25	116.92	N77°44'58"W
L26	124.36	S50°22'17"W
L27	101.68	S41°15'19"W
L28	176.85	S79°35'53"W
L29	187.91	S57°14'42"W
L30	90.99	N72°28'06"W
L31	73.76	N06°25'01"E



692-00-00-002
 723
 PB A 2003
 P.10

RAD 2

N35°02'59"E
 3242.03 TOTAL

130.41
 ACRES*

TMS 692-01
PACOLET MILLIKEN ENTERPRISES
P.B. A556-6

Tract 2
692-00-00-002
PBA 723
P.10

REMAINDER
TMS 693-05
G3 PROPERTIES, LLC
D.B. 1114-224

"B" IPF 1/2"
REBAR

N40°33'15"E
815.59' TOTAL

IPS 1/2"
REBAR AT
15.24'

C/L SAND CREEK
S/P PROPERTY LINE

C/L MILLER FORK CREEK
S/P PROPERTY LINE

L92-00-00-602
PB A 723
P.10
TRACT 2

REMAINDER
TMS 693-05
G3 PROPERTIES, LLC
D.B. 1114-224

NOTE: LINE "C" TO "D" & "D" TO

C/L GOLDEN ACRES ROAD
(COUNTY-ASPHALT)

P.K. NAIL
SET

IPS 1/2"
REBAR AT
21.10'

N80°44'40"E
848.87'

MAG NAIL
FOUND C2
PT.

PPF 1"
PIPE AT
3196.09'

TMS 691-02
MARY LOU RANCH, INC.
D.B. 221-367

TRACT 3

691-00-00-002

TRACT 2

692-00-00-002

PB A 723

P.10

S12°27'01"E
1205.00' TOTAL

C/L GOLDEN ACRES RO
(COUNTY-ASPHALT)

IPS 1/2"
REBAR IN C/L
OF GULLY

FLAGGED TREE
W/ OLD FENCE

FLAGGED
TREES

S26°42'01"E
540.20' TOTAL

IPS 1/2"
REBAR AT
471.18' "E"

P.K. NAIL
SET

P.K. NAIL
SET

S12°19'05"W
109.76'

N35°02'59"E
3242.03' TOTAL

130.41
ACRES*



South Carolina

Treasurer and Assessor

Home >> Treasurer

TRACT 3

Owner Information

Tax Map Number	691-00-00-002
Owner Name	MARY LOU RANCH INC
Address	103 S ADAIR ST
City, State, Zip	CLINTON S.C. 29325

Address Information

Land Use	Real Estate
District Code	56X
Town Code	
Fire Code	D125
Homestead Percent	0%

Property Legal

Description
Extra Description

Sales History

Date of Sale	12-27-79
Consideration	\$0.00
Deed Book	221
Deed Book Page Number	367
Platt Book	0000
Platt Book Page Number	0000

Previous Owners

Previous Owner	RANCH MARY LOU INC
Previous Deed Book	
Previous Deed Book Page Number	
Second Previous Owner	
Second Previous Owner Deed Book	
Second Previous Owner Deed Book Page Number	

Assessment Information

	Total Lots	Total Acres	Land Appr	Land Assmt	Building Appr	Building Assmt	Total Assmt
Class Code 1	0	749.44	\$749,450.00	0	\$0.00	0	\$0.00
Class Code 2	0	749.44	\$77,940.00	3120	\$0.00	0	\$3,120.00
Class Code 3	0	186	\$0.00	0	\$0.00	0	\$0.00
Class Code 4	0	0	\$0.00	0	\$0.00	0	\$0.00
Class Code 5	0	0	\$0.00	0	\$0.00	0	\$0.00
Total Value	0	935.44	\$77,940.00	3120	\$0.00	0	\$3,120.00
Market Value	0	935.44	\$749,450.00	0	\$0.00	0	\$0.00

THE STATE OF SOUTH CAROLINA

For the purpose of this study, the following hypotheses were formulated:

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

Tract 3

691-00-00-002

DB 221
P 367

221-367

by lands formerly of S. A. Cepelard, on the south by lands formerly of the estate of Tom Willard, land of Mount Zion Presbyterian Church, and lands formerly of the estate of William Phinney, and on the west by lands now or formerly of Cecil G. and Betty S. Roney, lands formerly of the estate of Robin Adair, and lands formerly of Hunter.

The tract of land above described as Parcel No. 3 is a portion, being all of the remaining portion owned by the grantor herein, of the lands conveyed to J. J. Cornwell (Cornwell) by deed of The Federal Land Bank of Columbia, dated January 10, 1945, and recorded in the office of the Clerk of Court for Laurens County in Deed Book 61, at page 384.

The said J. J. Cornwell, late of Laurens County, died on the 26th day of March, 1944, seized and possessed in fee simple of Parcel No. 2 above described and of the above mentioned tract conveyed to him by deed of the Federal Land Bank of Columbia, and leaving as issue his last Will, dated October 23, 1946, which was duly admitted to probate in the Probate Court for Laurens County, whereby all of the testator's property, including Parcel No. 2 above described and the said tract conveyed to him by The Federal Land Bank of Columbia, was devised and bequeathed to his wife, the grantor herein.

This conveyance, with respect to Tract No. 2 as shown on plat of survey and subdivision made by S. D. S. Hill, L.S., surveyed on July 3 and Aug. 14, 1973, and recorded in the office of the Clerk of Court for Laurens County in Deed Book 30, at page 103, said tract containing fifteen and 30/100 (15.30) acres, more or less, and being a portion of Parcel No. 3 above described, is made subject to Declaration of Protective Covenants and Restrictions imposed by the grantor herein, dated September 10, 1973, and recorded in the office of said Clerk of Court in Deed Book 203, at page 728.

This conveyance is made subject to existing easements and rights of way of record.

The true, full and complete consideration for the within deed is exchange of property, in the form of shares of capital stock of the grantor herein, valued at the sum of Two Hundred Thirty-four Thousand Dollars (\$234,000).



South Carolina

Treasurer and Assessor

TRACT 4

Home >> Treasurer

Owner Information

Tax Map Number	693-00-00-005
Owner Name	G3 PROPERTIES LLC
Address	101 WOOD AVE
City, State, Zip	GREER SC 29650

Address Information

Land Use	Real Estate
District Code	56X
Town Code	
Fire Code	D125
Homestead Percent	0%

Property Legal

Description
Extra Description

Sales History

Date of Sale	04-02-13
Consideration	\$10.00
Deed Book	1113
Deed Book Page Number	224
Platt Book	0000
Platt Book Page Number	0000

Previous Owners

Previous Owner	COUSINS LEIGH GIBSON ETAL
Previous Deed Book	1088
Previous Deed Book Page Number	57
Second Previous Owner	GIBSON MARY HELEN TRUSTEE
Second Previous Owner Deed Book	927
Second Previous Owner Deed Book Page Number	200

Assessment Information

	Total Lots	Total Acres	Land Appr	Land Assmt	Building Appr	Building Assmt	Total Assmt
Class Code 1	0	448.87	\$44,440.00	1780	\$0.00	0	\$1,780.00
Class Code 2	0	448.87	\$695,750.00	0	\$0.00	0	\$0.00
Class Code 3	0	0	\$0.00	0	\$0.00	0	\$0.00
Class Code 4	0	0	\$0.00	0	\$0.00	0	\$0.00
Class Code 5	0	0	\$0.00	0	\$0.00	0	\$0.00
Total Value	0	448.87	\$44,440.00	1780	\$0.00	0	\$1,780.00
Market Value	0	448.87	\$695,750.00	0	\$0.00	0	\$0.00

LAURENS CO ASSESSORS OFFICE

TMS:

693-00-00-005

Prepared by Freeman and Moore PC, Attorneys at Law, Greenville, South Carolina

NO TITLE EXAMINATION

Grantee's Address: 100 Wood Avenue, Greer, SC 29650



2012009939

DEED

RECORDING FEES

STATE TAX

COUNTY TAX

PRESENTED & RECORDED:

10-18-2012 09:35 AM

LYNN W. LANCASTER

CLERK OF COURT

LAURENS COUNTY, SC

BY: TERESA ATWOOD CLERK

BK: D 1088

PG: 57 - 61

\$11.00
\$0.00
\$0.00STATE OF SOUTH CAROLINA)
COUNTY OF LAURENS)LIMITED WARRANTY
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That Maryhelen H. Gibson, Trustee of The Maryhelen H. Gibson Revocable Trust, as amended and restated 11/15/01, and as amended 3/9/09, hereafter referred to as Grantor, in consideration of the sum of One Dollar (\$1.00) and no other consideration paid to Leigh Gibson Cousins, Eugenia Gibson Kennedy and Carol Abney, hereinafter referred to as Grantees, at and before the sealing of these presents, 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 Grantees, their successors and assigns forever the following property in equal, undivided shares:

(See Exhibit A)

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 Grantees and Grantees' Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantees and Grantees' Heirs, Successors and Assigns against Grantor and Grantor's Successors and Assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through the Grantor but not otherwise.

Witness the hand and seal of Grantor this 15 day of October, 2012.

Signed, sealed and delivered
in the presence of:

[Signature]
Samantha P. McNeill

Maryhelen Gibson Trustee

Maryhelen H. Gibson, Trustee of The Maryhelen H. Gibson Revocable Trust as amended and restated 11/15/01, and as amended 3/9/09

TRACT 4

10/19/2012
DATE

1088
BOOK

57
PAGE

Sally Blauwater
AUDITOR

693-00-00-005

EXHIBIT A

All the Grantor's right, title and interest in and to:

Parcel #1

ALL that tract of land, being and lying and situated in Laurens County, South Carolina, Jacks Township, on waters of Little Duncan Creek, formerly known as a part of the Thomas J. Dillard land, bounded as shown in plats made by E.P. Jones, Jan. 22, 1879, and A.V. Martin, September 12, 1912, as follows: on the North by Meeting house road, on the East by the lands of G.A. Copeland, and Mrs. S. Finney land, on the South by Sarah Finney land, and on the West by land known as C. M. Ferguson land, lines and directions further described as follows: Beginning at Meeting house road, near black or burnt tree, and running S. 36 W. 48.70 along plantation road to Stone corner, thence S. 80 ¼ E. 49.30 to corner in Wagon road, thence down Wagon road N. 11 E. to Creek, thence down Creek to line of G.A. Copeland near present ford, thence N. 25 ¼ W. 8.72 to stake in branch, thence N. 11 ½ W. 20.70 to stone on meeting house road, thence west along the road to burnt tree at the beginning. Containing (165) one hundred sixty-five acres, more or less.

Parcel #2

ALL that tract, piece or parcel of land, situate in the County of Laurens, and the State aforesaid, containing five hundred and twenty-nine and 67/100 (529.67) acres, more or less, bounded on the north by lands of John D. Wood and George A. Copeland; on the East by lands of A.D. Peter, J.M. Pitts and Will Richey; on the south by lands of Will Richey and R.P. Adair and on the West by lands of L.H. Davidson and W.M. Finney, Est.

Parcel #3

ALL of that tract, piece or parcel of land, situate, lying and being in the State and County aforesaid, in Jacks Township, containing one and 2/100 (1.02A) more or less, bounded on the north by Creek known as Little Duncan (with land of John D. Wood on North side of Creek) on east and south by public road (land of George A. Copeland on east and south side of road) and on the west by lands of John D. Wood, Area, shape and bounds of the said tract of land being fully shown on plat of survey made by J.R. Crawford, Surveyor, on August 28, 1914.

THIS conveyance is made subject to all easements, conditions, covenants, rights-of-way, if any, appearing of record on the premises or on the recorded plat which may affect the property hereinabove described.

This is the same property conveyed to Maryhelen H. Gibson (aka Mary Helen Gibson) by deed of Maryhelen H. Gibson, Trustee of The Maryhelen H. Gibson Revocable Trust as amended and restated 11/15/01, and as amended 3/9/09, dated March 9, 2009 and recorded April 7, 2009 in the Office of the Clerk of Court for Laurens County, South Carolina in Deed Book 927 at Page 200.

TMS: 693-00-00-005

TRACT 4