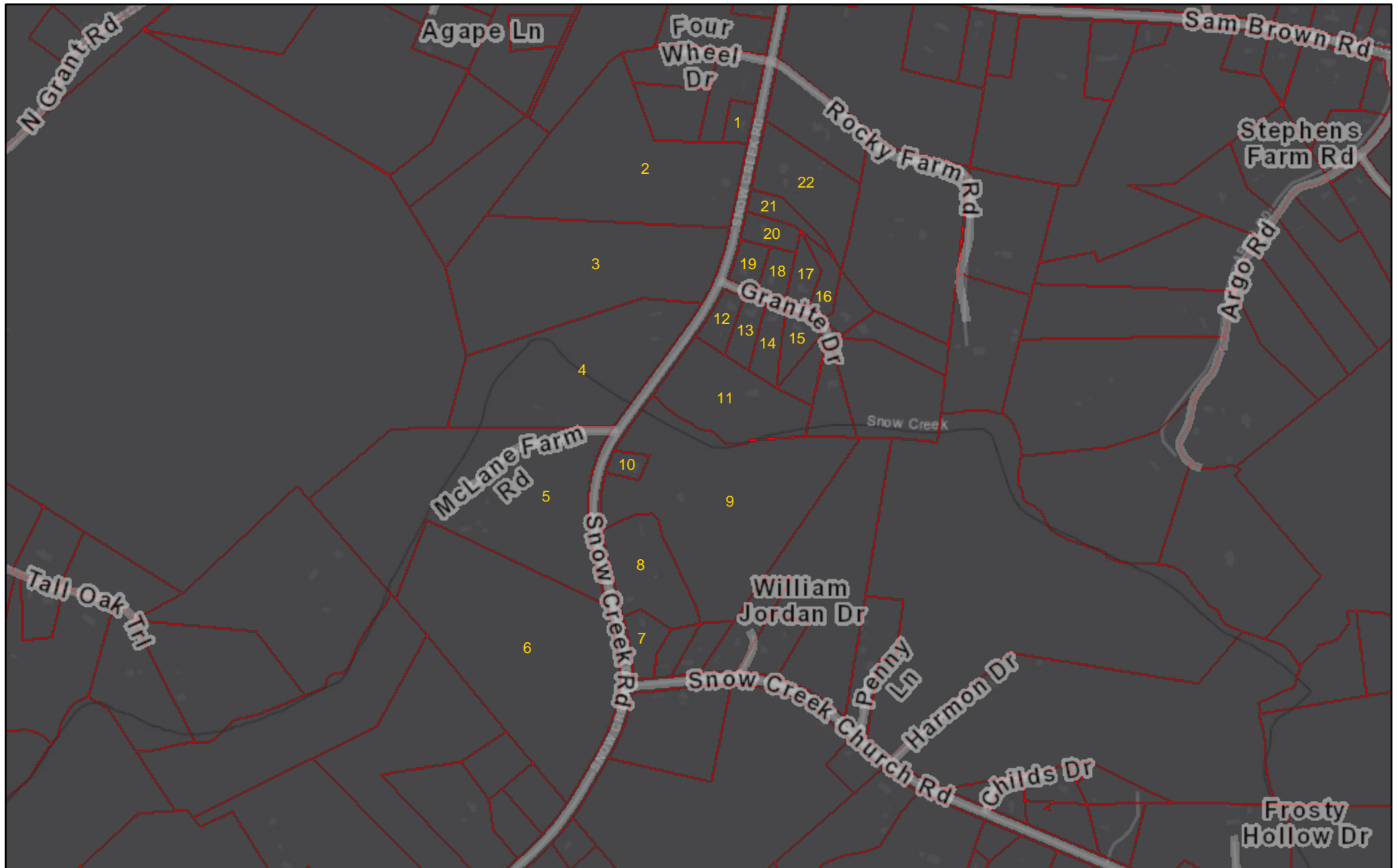
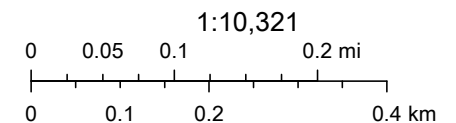


Oconee County GIS



7/10/2023, 10:47:45 AM

- | | |
|------------|-------------|
| Roads | Walhalla |
| Land Hooks | Salem |
| Parcels | West Union |
| | Seneca |
| | Westminster |



Hart EMC, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

OCSCGIS

Hart EMC, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Imagery collected in 2020 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by ESRI. |

S-51 PROPERTY OWNER DATA

SURVEY GROUP: NV5 ENGINEERS & CONSULTANTS, INC

ROAD / ROUTE: S-51

PIIN / PRJ ID: 41166

CHARGE CODE:

COUNTY: OCONEE

TRK No.	OWNER'S NAME (LAST, FIRST)	TAX-MAP REFERENCE	D.B. & PAGE	D.B. AREA	P.B. & PAGE	P.B. AREA	TRACT AREA	DB,PB OR TM
1	MIME INVESTMENTS, LLC	2790005012	2557/331	0.63 AC	B309/2	0.63 AC		
2	HOSTETLER BRANDON	2790005013	2575/52	15.15 AC	A542/3	15.15 AC		
3	MCCARROLL MICHAEL & KATHLEEN	2790005079	2681/36	15.165 AC	B773/8	15.165 AC		
4	SMITH DORIS	2790005014	1869/127	17 AC	-	-		
5	MCLANE JACK	2790005015	-	-	-	-		
6	SHERIFF HERSCHEL	2790005016	-	-	-	-		
7	OWENS HEATHER	2910001003	2135/1	-	-	-		
8	SANDERS TRACY	2910001001	2425/211	3.72 AC	B571/2	4.15 AC		
9	WHITE CRYSTAL & LESLIE	2800005024	1798/103	17.632 AC	A975/8	17.632 AC		
10	WHITE LESLIE	2800005025	1820/280	0.599 AC	-	-		
11	HOY WILLIAM & SUSAN	2800005071	2165/26	5.940 AC	B538/5	5.940 AC		
12	STRIKE JAMES & DONNA	2800005014	2397/217	1.20 AC	B433/3	1.20 AC		
13	ROSE ANTHONY	2800005074	2263/33	-	A949/5	1.005 AC		
14	SMITH TRACY	2800005070	1739/178	1.068 AC	A877/6	1.068 AC		
15	GRANT TIMOTHY & RHONDA	2800005059	1088/55	1.178 AC	A752/5	1.178 AC		
16	DOLINA KEVIN & PENNY	2800005072	2456/112	-	A886/2	1.09 AC		
17	MCKENZIE JULIA	2800005061	1974/92	1.01 AC	A733/7	1.01 AC		
18	PADGETT JOHN & ALICE	2800005063	2712/150	1.07 AC	A665/8	1.07 AC		
19	VAN WORMER TERRI & NATHANIEL	2800005056	2720/20	-	A650/3	1.00 AC		
20	SLOAN JESSICA & KAYLA	2800005064	2175/262	1.00 AC	A769/8	1.00 AC		
21	SANDIFER BRANDON	2800005058	2472/337	1.00 AC	A692/7	1.00 AC		
22	BLACK FRANK & CAROL	2800005029	1951/236	4.079 AC	-	-		

PARCEL #1



Parcel Information

Parcel ID 279-00-05-012
Neighborhood 1100100 - Center Twp Oakway FD
Property Address 120 SNOW CREEK RD
Legal Description (0.63 AC)
(Note: Not to be used on legal documents.)
Acres 0.63
Class
Tax District OAKWAY (District 01)
Exemptions

[View Map](#)

Owner

[MIME INVESTMENTS LLC](#)
 PO BOX 93
 SENECA, SC 29679

Land

Land Use	Acres	Square Footage	Frontage	Depth
O - Other	0.63	27,443	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1294
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 1946
Roof Type Asphalt Shingles
Heating Type Central Heat
Number Of Bedrooms 3
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Value \$54,970
Condition Average
Fireplaces\Appliances Basic Allowance 1

Valuation

Assessed Year	2022
Land Value	\$6,300
Improvement Value	\$54,970
Accessory Value	\$0
Total Value (Market)	\$61,270
Land Value	\$0
Improvement Value	\$54,970
Accessory Value	\$0
Total Value (Capped)	\$54,970

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/24/2020	2557 331		\$61,750	0: Valid Arms-length	HB1 ALTERNATIVE HOLDING LLC	MIME INVESTMENTS LLC
11/20/2019	2525 93	B309 2	\$5	0: Valid Arms-length	REVERSE MORTGAGE SOLUTIONS INC	HBI ALTERNATIVE HOLDING LLC
10/11/2019	2514 325	B309 2	\$60,000	9: Other Not Valid	SANFORD PATRICIA	REVERSE MORTGAGE SOLUTIONS INC
6/4/2009		B309 2	\$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
1/29/1992	680 159		\$5	0: Valid Arms-length	SANFORD PATRICIA GAIL C ETAL	SANFORD PATRICIA GAIL C
	2525 93		\$5	9: Other Not Valid	HBI ALTERNATIVE HOLDING LLC	HBI ALTERNATIVE HOLDING LLC

Sketches

PREPARED BY:
CRAIG LAW FIRM, PC
2001 ASSEMBLY STREET, SUITE 201
COLUMBIA, SC 29201
19RE1491

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

2020 APR -1 A 11: 10

Chus
APR 02 2020

Auditor, Oconee County S.C.



Doc ID: 005623420003 Type: DEE

BK 2557 PG 331-333

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

THE STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

TITLE TO REAL ESTATE
SPECIAL WARRANTY

KNOW ALL MEN BY THESE PRESENTS THAT, **HB1 Alternative Holdings, LLC**, herein referred to as **Grantor**, for and in consideration of the sum of **Sixty One Thousand Seven Hundred Fifty and 00/100 (\$61,750.00) Dollars** to it paid by **MIME Investments, LLC**, hereinafter referred to as **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 unto the said Grantee, its heirs, successors and assigns forever, the following described real estate situated in the county aforesaid, State of South Carolina, being to wit:

All that certain piece, parcel or lot of land lying being and situate in the State of South Carolina, County of Oconee, Oakway District, with improvements thereon, containing 0.63 acres, more or less, as shown and designated as Tract 4 on that survey of record prepared by James Glenn Hart, Registered Land Surveyor #6674, dated June 3, 2009 and recorded in Plat Book B-309 at Page 2, Oconee County records.

This being the same property conveyed to HB1 Alternative Holdings, LLC, by Deed of Reverse Mortgage Solutions, Inc. dated November 20, 2019 and recorded on December 4, 2019 in the Office of the Register of Deeds for Oconee County, South Carolina, in Book 2525 at Page 93.

TMS: 279-00-05-012

GRANTEE'S ADDRESS: 14405 Walters Road, Suite 200
Houston, TX 77014

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
MAP 274 SUB 00 BLK 05 PARC 012
ON OCONEE COUNTY TAX MAPS

13. 12
OCONEE COUNTY ASSESSOR

SUBJECT TO all easements and restrictions of record and otherwise affecting the property and matters an accurate survey would resolve.

OCONEE COUNTY
STATE TAX 1161.20
COUNTY TAX 108.20
EXEMPT

12812

ARE 1491

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its heirs and assigns forever.

AND THE GRANTOR covenants that it has not made, done, committed, executed or suffered any act or acts, thing or things, whatsoever, whereby or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its undersigned officer on this, the 24 day of March, 2020.

WITNESSES:

Kathy Scheffler
Witness No. 1 Kathy Scheffler

Karen Maples
Witness No. 2 Notary Public

**Reverse Mortgage Solutions, Inc. as
Attorney in Fact for HB1 Alternative
Holdings, LLC**

Randall Reynolds
By:
Its: Randall Reynolds, Assistant Vice President

STATE OF TX)
COUNTY OF Harris)

ACKNOWLEDGMENT

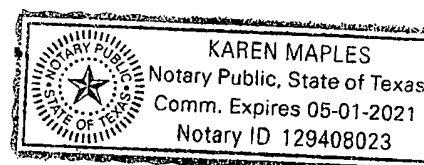
Pursuant to Section 30-5-30 South Carolina Code of Law 1976, as amended, the undersigned, as Notary Public for the state aforesaid, does hereby certify that Grantor above named, as maker of the foregoing instrument, appeared before me this day and acknowledged the due execution of the forgoing instrument.

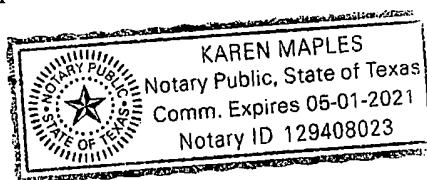
SWORN to before me this the
24 day of March, 2020.

Karen Maples (LS)

Notary Public for TX

My Commission Expires: _____





PROPERTY OF PATRICIA GAIL C. SANFORD

CENTER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA

DATE: June 4, 2009
TAX MAP #279-00-05-012

File: SANFORD, PATRICIA GAIL

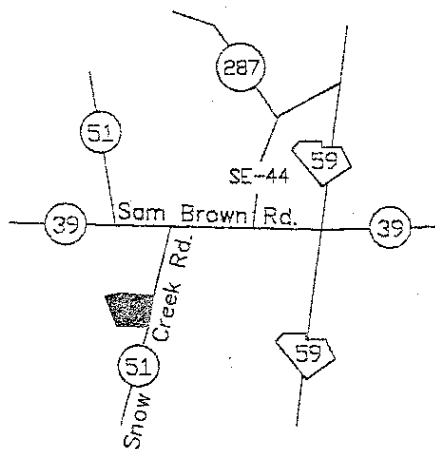
Reference:

Deed Book 680 page 159
Plat Book P-32 page 531

NUM	DISTANCE	BEARING
L1	26.91'	S84°14'18"E
L2	24.51'	S78°37'24"E
L3	23.21'	S89°07'52"E

Tract #1: Patricia Gail C Sanford
to Ricky William Sanford

Tract #3: Patricia Gail C Sanford
to Timothy Lane Sanford



LOCATION MAP---NO SCALE

Corley
1000
014814

RALPH E. NIX
D. B. 1556-254
P. B. P-57-469

Doc ID: 003502840001 Type: PLA
Book B309 Page 2 - 2

MARY N. HOLBROOKS
D. B. 602-2144
P. B. A59-06

Recorded this 10 day of
June 20 09
Vol. 830 Pg. 2 and Certified
Register of Deeds, Oconee County

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF,
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING
IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS
C SURVEY AS SPECIFIED THEREIN.

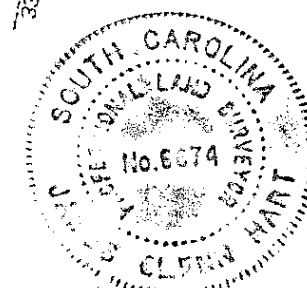
SURVEYED BY JAMES G. HART
REG. L.S. # 6674
266 FRIENDSHIP VALLEY ROAD
SENECA, SC 29678
TELEPHONE (864) 882-7030

James G. Hart



Scale: 1" = 100'

JIMMY R. HARPER
D. B. 954-209
P. B. A542-03



Doc ID: 003502850001 Type: PLA
Book B309 Page 2 - 2

I, Stephanie M. Corley certify
this survey is for the purpose of
conveying property to a family member

Stephanie M. Corley

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2009 JUN 10 P 4 22

PARCEL #2



Oconee County, SC

Parcel Information

Parcel ID 279-00-05-013
Neighborhood 1100100 - Center Twp Oakway FD
Property Address 126 SNOW CREEK RD
Legal Description TRACT 1
(Note: Not to be used on legal documents.)
Acres 15.15
Class 101 Residential 1 Family
Tax District OAKWAY (District 01)
Exemptions Legal Residence
 Agricultural Use

[View Map](#)

Owner

HOSTETLER BRANDON
126 SNOW CREEK RD
SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
F - Farm Market	14.15	659,934	0	0
R - Residential	1	43,560	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1461
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 1920
Roof Type Metal
Heating Type Central AC
Number Of Bedrooms 3
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Value \$221,960
Condition Average
Fireplaces\Appliances Basic Allowance 1
House Address 126 SNOW CREEK

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Pole Shed: no Slab	1980	16x49 / 0	0
Equipment Shed:Steel\no Slab	1980	10x12 / 0	0

Valuation

Assessed Year	2022
Land Value	\$75,750
Improvement Value	\$221,960
Accessory Value	\$580
Total Value (Market)	\$298,290
Land Value	\$0
Improvement Value	\$221,960
Accessory Value	\$580
Total Value (Capped)	\$222,540

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS



Doc ID: 005689280004 Type: DEE

BK 2575 PG 52-55

2020 JUN -8 P 2: 24

15993
15993
Newton Law Firm of Clemson, LLC
Post Office Box 1539
Clemson, SC 29633-1539
Attorney's File No. 20-0642

TITLE TO REAL ESTATE

Grantee's Address:
126 Snow Creek Road
Seneca, SC 29678

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE) TMS # 279-00-05-013

KNOW ALL MEN BY THESE PRESENTS, that

WILLIAM SCOTT HOSTETLER AND GRACE MARIE HOSTETLER

in consideration of **Ten and no/100 (\$10.00) Dollars and other good and valuable consideration**, the receipt of which is hereby acknowledged, have bargained, sold and released, and by these presents do hereby grant, bargain, sell and release unto

BRANDON HOSTETLER,
his heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, being shown and designated as **Tract Number One (1), containing 15.15 acres, more or less**, on a plat prepared by Michael L. Henderson, RLS #6946, dated October 8, 1997, and recorded in Plat Book A-542 at page 3, records of Oconee County, South Carolina, reference to which is invited for a more complete and accurate description.

The above mentioned property is subject to right of way for SC Hwy S-37-51 and also subject to right of way for transmission line as noted on the aforementioned plat.

This being the property conveyed to William Scott Hostetler and Grace Marie Hostetler by deed of Angela Denise Bagwell, dated October 31, 2019, and recorded in Deed Book 2517 at page 197, records of Oconee County, South Carolina.

OCONEE COUNTY
STATE TAX 780.00
COUNTY TAX 330.00
EXEMPT _____

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAJOR SUBDIVISION PARCEL 013
ON OCONEE COUNTY TAX MAPS
13. 122
OCONEE COUNTY ASSESSOR

Chris
JUN 09 2020

Auditor, Oconee County S.C.

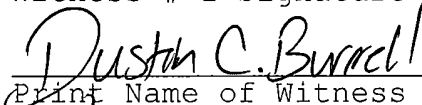
This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Register of Deeds Office for Oconee County, South Carolina, together with all and singular the rights, 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 **BRANDON HOSTETLER**, his heirs and assigns forever in fee simple. And, the grantors do hereby bind themselves, their heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto **BRANDON HOSTETLER**, his heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 5th day of June, 2020.

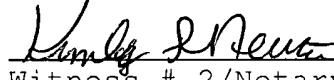
SIGNED, sealed and delivered
in the presence of:



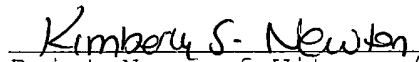
Witness # 1 Signature



Print Name of Witness



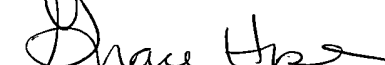
Witness # 2/Notary Signature



Print Name of Witness/Notary



William Scott Hostetler



Grace Marie Hostetler

STATE OF SOUTH CAROLINA)
 :
 COUNTY OF PICKENS)

ACKNOWLEDGMENT

BEFORE ME, A Notary Public for South Carolina, personally appeared William Scott Hostetler and Grace Marie Hostetler who, being personally known to me or having produced proper identification, and upon being duly sworn, state that they executed the within-written Title to Real Estate for the purposes therein written.

SWORN to before me this
 5th day of June, 2020.

(SEAL)

Kimberly S. Newton (LS)
 Notary Public for South Carolina
 My commission expires 8/12/21

Print Name: Kimberly S. Newton

FILED OCEANEE COUNTY, SC
 ANNA K. DAVISON
 REGISTER OF DEEDS
 2020 JUN - 8 P 2:25

RECORDED
 10-17-97
 OCEAN COUNTY

1978 JUN 13 PM 2:02

PLAT # B-5046
 DISK # C: \DWG 24 NAME: HARPER
 FB #130 PG 34

TRUE NORTH



DRW
 10.00
 000504

I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND
 FIND THAT THE PROPERTY LINES, WALLS, AND
 STRUCTURES ARE AS HEREON SHOWN; THAT THERE ARE
 NO ENCROACHMENTS EITHER WAY ACROSS THE LINE,
 EXCEPT AS SHOWN. THIS PROPERTY MAY BE SUBJECT TO
 OTHER EASEMENTS OR RESTRICTIVE COVENANTS ON RECORD.

THE STRUCTURE LOCATION AS SHOWN ON THIS
 PLAT IS NOT IN A FLOOD INSURANCE RATE MAP HAZARD AREA A:
 THE ABOVE STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY.

DESCRIPTION: P/O OF THE PROPERTY DESCRIBED
 IN DEED BOOK 12-D PAGE 124

TWP P/O OF 279-00-05-015

REFERENCE PLAT BOOK - P39 PAGE 180
 RECORDED IN RECORDS OF
 OCEAN COUNTY.

LOCATION: STATE OF SOUTH CAROLINA
 COUNTY OF OCEAN
 TOWNSHIP OF SENECA
 CITY OF _____

AREA OF PARCEL: 15.15 ACRES +-

DATE: OCTOBER 08, 1997

REVISED ON:

PLAT PREPARED FOR: Mary Ruby Sanders

JIMMY R. HARPER To
 BETTY JO HARPER

Deed 954 Pg 209

CORNERSTONE OF SENECA, INC.
 800 WHITWORTH CIRCLE
 P.O. BOX 822
 SENECA, SC 29679
 PHONE: 864/882-6476

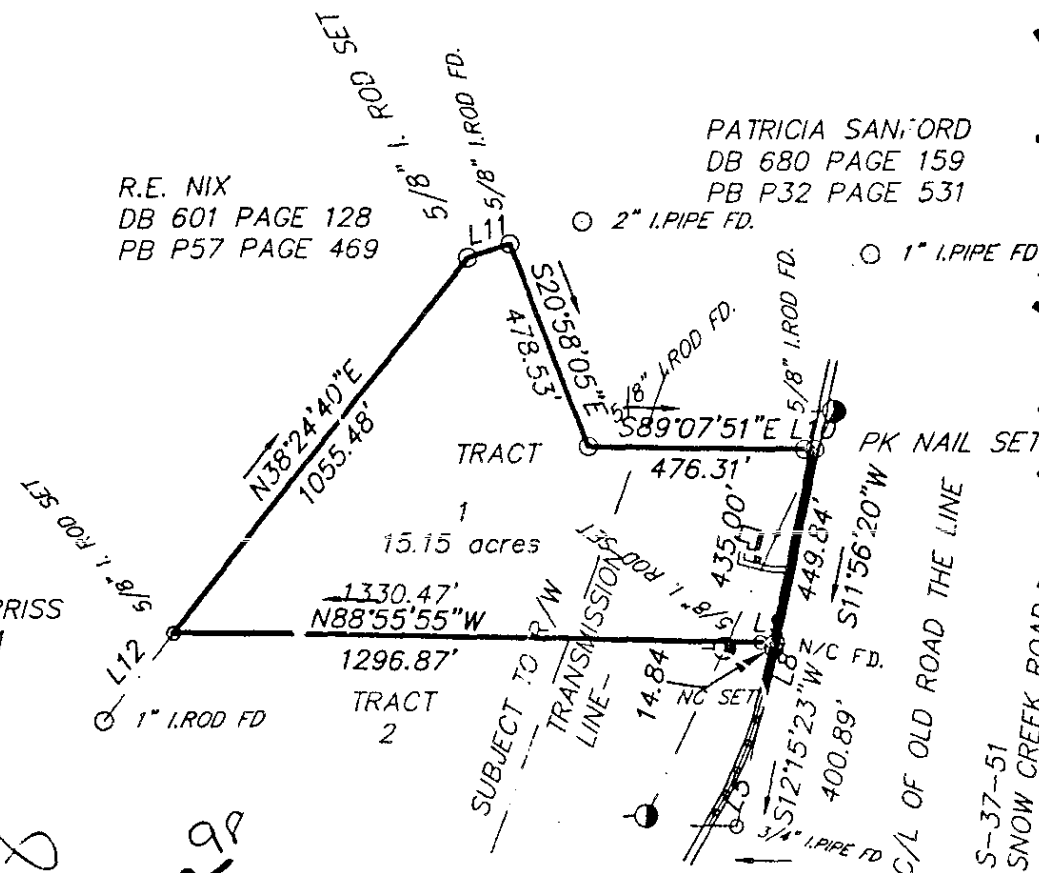
MICHAEL L. HENDERSON, PS 6946

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
 INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON
 WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
 THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF
 LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR
 EXCEEDS THE REQUIREMENTS FOR A CLASS B
 SURVEY AS SPECIFIED THEREIN. PROPERTY SUBJECT TO
 ANY AND ALL EASEMENTS ON RECORD. THIS DOCUMENT
 DOES NOT TRANSFER TITLE; NOR NECESSARILY FOLLOWS
 TITLE LINES.

BERNICE BURRIS
 DB 5B PAGE 51

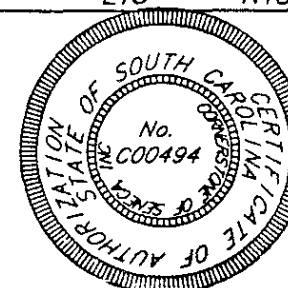
R.E. NIX
 DB 601 PAGE 128
 PB P57 PAGE 469

PATRICIA SANFORD
 DB 680 PAGE 159
 PB P32 PAGE 531



LOCATION AND MAP NOT TO SCALE!

LINE	DIRECTION	DISTANCE
L1	N88°57'10"W	288.09'
L2	N88°59'43"W	37.74'
L3	S30°16'49"W	33.71'
L4	S28°16'46"W	47.22'
L5	S25°56'38"W	58.88'
L6	S22°30'20"W	64.75'
L7	S17°41'49"W	121.80'
L8	S13°21'46"W	93.61'
L9	S88°55'55"E	33.60'
L10	S89°14'09"E	23.02'
L11	N73°20'07"E	98.07'
L12	N38°24'40"E	249.24'
L13	N15°17'15"W	69.32'



SCALE: 1" = 400'

PARCEL #3



Oconee County, SC

Parcel Information

Parcel ID 279-00-05-079
Neighborhood 1100100 - Center Twp Oakway FD
Property Address 144 SNOW CREEK RD
Legal Description TRACT 2 (15.165AC)
(Note: Not to be used on legal documents.)
Acres 15.17
Class
Tax District OAKWAY (District 01)
Exemptions Agricultural Use

[View Map](#)

Owner

MCCARROLL PHILIP MICHAEL & KATHLEEN
 856 LOUIE LN
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
F - Farm Market	14.17	614,632	0	0
F - Farm Market	1	43,560	0	0

Valuation

Assessed Year	2022
Land Value	\$51,760
Improvement Value	\$0
Accessory Value	\$0
Total Value (Market)	\$51,760
Land Value	\$0
Improvement Value	\$0
Accessory Value	\$0
Total Value (Capped)	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/29/2021	2681 36	B773 8	\$85,000	0: Valid Arms-length	HARPER GWEN A & ANITA K SANDERS	MCCARROLL PHILIP MICHAEL & KATHLEEN
1/9/1998	953 283		\$45,000	0: Valid Arms-length	HARPER GWEN A & ANITA K SANDERS	HARPER GWEN A & ANITA K SANDERS

Recent Sales In Area

Sale date range:

From:

05/15/2020

To:

05/15/2023

Sales by Neighborhood

1500

Feet



Sales by Distance



Barcode ID: 2102524 Type: DEE
 Recorded: 04/29/2021 at 09:16:00 AM
 Fee Amt: \$329.50 Tax: \$314.50
 Oconee, South Carolina, Register Of Deeds Off
 Anna Davison - Register Of Deeds
 Page 1 of 4

BK **2681** PG **36-39**

Newton Law Firm of Clemson, LLC
 Post Office Box 1539
 Clemson, SC 29633-1539
 Attorney's File No. 21-0518

TITLE TO REAL ESTATE

Grantee's Address:
856 Louie Lane
Seneca, SC 29678

2021 APR 29 AM 9:16

FILED OCONEE COUNTY, SC
 ANNA K. DAVISON
 REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE)

TMS # 279-00-05-079

KNOW ALL MEN BY THESE PRESENTS, that

GWEN A. HARPER AND ESTATE OF ANITA K. SANDERS

in consideration of **Ten and no/100 (\$10.00) Dollars and other good and valuable consideration**, the receipt of which is hereby acknowledged, has/have bargained, sold and released, and by these presents do(es) hereby grant, bargain, sell and release unto

PHILIP MICHAEL MCCARROLL AND KATHLEEN MCCARROLL,
as joint tenants with rights of survivorship,
and not as tenants in common, his or her heirs and assigns
forever:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, being shown and designated as **containing 15.165 acres, more or less**, on a plat prepared by Stephen R. Edwards, dated April 13, 2021 and recorded in Plat Book BN3 at page 8, records of Oconee County, South Carolina, reference to which is invited for a more complete and accurate description.

This being a portion of the property conveyed to Gwen A. Harper and Anita K. Sanders by deed of Marion C. Sanders as Attorney-in-Fact for Mary Roby Sanders, dated January 8, 1997 and recorded January 12, 1998, in Deed Book 953 at page 283, records of Oconee County, South Carolina. Thereafter, the said Anita K. Sanders now being deceased as evidenced by of Probate File Number 2020ES3700087, records of Oconee County South, Carolina. The said Stephen R. Flook being named as personal representative.

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
 MAP 271 SUB 00 BLK 05 PARC 079
 ON OCONEE COUNTY TAX MAPS

13. 00
 OCONEE COUNTY ASSESSOR

Cms

APR 30 2021

Auditor, Oconee County S.C.

OCONEE COUNTY

STATE TAX 221.00

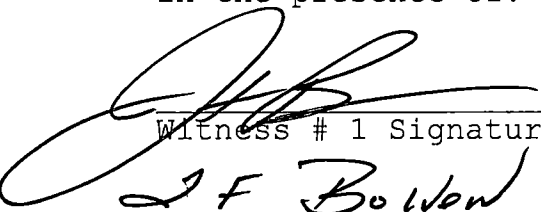
COUNTY TAX 93.50

EXEMPT _____

This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Register of Deeds Office for Oconee County, South Carolina, 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 **PHILIP MICHAEL MCCARROLL AND KATHLEEN MCCARROLL, as joint tenants with rights of survivorship, and not as tenants in common**, their heirs 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 **PHILIP MICHAEL MCCARROLL AND KATHLEEN MCCARROLL, as joint tenants with rights of survivorship, and not as tenants in common**, their heirs and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the hand(s) and seal(s) of the grantor(s) this 23rd day of April, 2021.

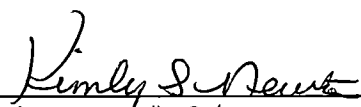
SIGNED, sealed and delivered
in the presence of:



Witness # 1 Signature

2 F Bolton

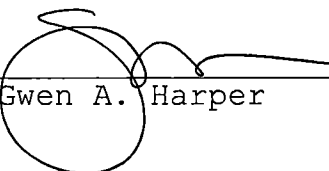
Print Name of Witness



Witness # 2/Notary Signature


Kimberly S. Newton

Print Name of Witness/Notary



Gwen A. Harper

Estate of Anita K. Sanders

BY:  PR

Stephen Flook, Personal
Representative

STATE OF SOUTH CAROLINA)
): ACKNOWLEDGMENT
 COUNTY OF PICKENS)

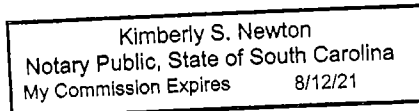
BEFORE ME, A Notary Public for South Carolina, personally appeared Gwen A. Harper and Stephen Flook as personal representative of the Estate of Anita K. Sanders who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that (s)he executed the within-written Title to Real Estate for the purposes therein written.

SWORN to before me this
 23rd day of April, 2021.

(SEAL)

Kimberly S. Newton (LS)
 Notary Public for South Carolina
 My commission expires 8/12/21

Print Name: Kimberly S. Newton



FILED OCONEE COUNTY, SC
 ANNA K. DAVISON
 REGISTER OF DEEDS
 2021 APR 29 AM 9:16

STATE OF SOUTH CAROLINA

)

Affidavit

:

COUNTY OF OCONEE

)

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 Snow Creek Road, Seneca, SC 29678 bearing County TMS #279-00-05-079, was transferred by Gwen A. Harper and Estate of Anita K. Sanders to Philip Michael McCarroll and Kathleen McCarroll on 04/23/21.

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 in the amount of \$85,000.00.

(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:

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 \$85,000.00.

(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: \$85,000.00.

(B) Place the amount listed in item 5 above here: \$0.00

(C) Subtract line 6(b) from line 6(a) and place result here: \$85,000.00.

7. The deed recording fee due is based on the amount listed on line 6c above and the deed recording fee due is: \$314.50.

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 willfully 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
23rd day of April, 2021.

Kimberly S. Newton
Notary Public for South Carolina
My Commission Expires: 8/12/21

Print Name: Kimberly S. Newton

Responsible Person Connected with
the Transaction

Gwen A. Harper

Kimberly S. Newton
Notary Public, State of South Carolina
My Commission Expires 8/12/21

PARCEL #4
DEED CONTAINS NO
CALLS, BACK
REFERENCE NOT
FOUND



Parcel Information

Parcel ID 279-00-05-014
Neighborhood 1100100 - Center Twp Oakway FD
Property Address 150 SNOW CREEK RD
Legal Description BOTH SIDES S C 51
(Note: Not to be used on legal documents.)
Acres 14.7
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence
 Agricultural Use

[View Map](#)

Owner

SMITH DORIS ELLENBURG
 152 SNOW CREEK RD
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
F - Farm Market	11.7	596,772	0	0
R - Residential	1	43,560	0	0
R - Residential	1	43,560	0	0
O - Other	1	43,560	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1218
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 1950
Roof Type Asphalt Shingles
Heating Type No Heat/Sp Htr
Number Of Bedrooms 1
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Value \$3,174
Condition Fair

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	1960	10x12 / 0	0

Valuation

Assessed Year	2022
Land Value	\$65,100
Improvement Value	\$17,974
Accessory Value	\$360
Total Value (Market)	\$83,434
Land Value	\$0
Improvement Value	\$17,974
Accessory Value	\$360
Total Value (Capped)	\$18,334

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/5/2011	1869 127		\$0	9: Other Not Valid	SMITH DORIS ELLENBURG	SMITH DORIS ELLENBURG
12/29/2001	1192 350		\$0	NULL	SMITH JAMES C	SMITH DORIS ELLENBURG

Sketches

STATE OF SOUTH CAROLINA

COUNTY OF: OCONEE

IN THE MATTER OF: JAMES CLAUDE SMITH

IN THE PROBATE COURT

DEED OF DISTRIBUTION

CASE NUMBER: 2011ES3700395



Doc ID: 003978140002 Type: DEE

BK 1869 PG 127-128

WHEREAS, the decedent died on August 5, 2011; and,WHEREAS, the estate of the decedent is being administered in the Probate Court for Oconee County, South Carolina in File #2011ES3700395; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: DORIS J. SMITH, A/K/A DORIS ELLENBERG SMITHAddress: 150 SNOW CREEK Rd.
SENECA, S.C 29678

the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Oconee, Return District, on waters of Snow Creek, containing seventeen (17) acres, more or less, and bounded on the North by lands now or formerly of L. P. Sanders, on the East by lands now or formerly of Mrs. Brown Adams, on the South by lands now or formerly of E. Sanders, and on the West by lands now or formerly of Fred Hembree, and being the identical lands described on a Plat of Survey by C. C. Myers, Surveyor, dated April 16, 1949, reference being hereto made to said Plat for description by metes and bounds. The lands herein described being the identical lands conveyed to J. Sam Adams and Dorothy G. Adams by L. P. Sanders statutory deed recorded in Deed Book 6-D, at Page 136, records of the Register of Deeds for Oconee County, South Carolina. SEE PLAT BOOK V, AT PAGE 429.

DERIVATION: The above described property was acquired by JAMES CLAUDE SMITH by Statutory Deed of J. Sam Adams and Dorothy Adams said Deed dated the 17th day of July, 1963, and recorded July 17, 1963, in Deed Book 9-A, at Page 338; the said JAMES CLAUDE SMITH having conveyed a one half undivided interest unto the said DORIS ELLENBERG SMITH by Deed dated December 28, 2001, and recorded in Deed Book 1192, at Page 350; records of the Register of Deeds Office for Oconee County, South Carolina.

JWT
10.00

005716

Recorded this 6 day of Dec
Book 2011 Page 14748
Fee _____

Kenneth E. Nix
Auditors/Oconee County, S.C.

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2011 DEC - 5 A 10:40

OCONEE COUNTY
STATE TAX _____
COUNTY TAX _____
EXEMPT ✓

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
MAP 279 SUB 00 BLK 05 PARC 014
ON OCONEE COUNTY TAX MAPS

Deirdre Shugart
OCONEE COUNTY ASSESSOR

TOGETHER with all and singular the Rights Members Hereditaments and Appurtenances to the said Premises/Property belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said DORIS J. SMITH, A/K/A DORIS ELLENBERG SMITH, her heirs and assigns forever.

IN WITNESS WHERE OF the undersigned as Personal Representative of the estate of the decedent has executed this Deed, on this 2nd day of December, 2011.

SIGNED, SEALED AND DELIVERED

Estate of: JAMES CLAUDE SMITH

IN THE PRESENCE OF

by Signature: Doris J. Smith

DORIS J. SMITH, PERSONAL REPRESENTATIVE

Witness: [Signature]

Witness: [Signature]

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF Oconee)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with the other above signed witness witnessed the execution thereof.

SWORN to before me this 2nd day of

December, 2011

Witness Signature: [Signature]

[Signature]
Notary Public for South Carolina

My Commission Expires: 4/12/12

PARCEL #5
DEED REFERENCE
NOT FOUND



Oconee County, SC

Parcel Information

Parcel ID 279-00-05-015
Neighborhood 1100100 - Center Twp Oakway FD
Property Address 570 MCLANE FARM RD
Legal Description (Note: Not to be used on legal documents.)
Acres 21.07
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence
 Agricultural Use

[View Map](#)

Owner

[MCLANE JACK W](#)
 570 MCLANE FARM RD
 SENECA, SC 29678-0000

Land

Land Use	Acres	Square Footage	Frontage	Depth
F - Farm Market	19.07	830,689	0	0
R - Residential	1	43,560	0	0
R - Residential	1	43,560	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1324
Interior Walls Finished
Exterior Walls Other
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 1975
Roof Type Asphalt Shingles
Heating Type Central Heat
Number Of Bedrooms 3
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Value \$82,661
Condition Fair

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Carport: (Detached)	2004	20x20 / 0	0
Equipment Shed:Steel\no Slab	2000	12x30 / 0	0
Carport: (Detached)	1995	8x12 / 0	0
Pole Shed: no Slab	1995	10x12 / 0	0
Equipment Shed:Steel\no Slab	1995	8x12 / 0	0
Pole Shed: no Slab	1995	24x24 / 0	0
Equipment Shed:Steel\no Slab	1990	6x25 / 0	0
Pole Shed: no Slab	1990	30x30 / 0	0
Pole Shed: no Slab	1990	31x61 / 0	0
Equipment Shed:Steel\no Slab	1990	12x20 / 0	0
Equipment Shed:Steel\no Slab	1990	14x20 / 0	0
Equipment Shed:Steel\no Slab	1985	10x12 / 0	0
Pole Shed: no Slab	1985	12x20 / 0	0
Equipment Shed:Steel\no Slab	1975	10x10 / 0	0
xICP	0	20x20 / 0	0

PARCEL #6
DEED REFERENCE
NOT FOUND



Oconee County, SC

Parcel Information

Parcel ID 279-00-05-016
Neighborhood 1100100 - Center Twp Oakway FD
Property Address
Legal Description (Note: Not to be used on legal documents.)
Acres 19.7
Class
Tax District OAKWAY (District 01)
Exemptions Agricultural Use

[View Map](#)

Owner

[SHERIFF HERSCHEL C](#)
 430 FROSTY HOLLOW DR
 SENECA, SC 29678-0000

Land

Land Use	Acres	Square Footage	Frontage	Depth
F - Farm Market	18.7	814,572	0	0
Calculation Method: Acres				
F - Farm Market	1	43,560	0	0
Calculation Method: Acres				

Valuation

Assessed Year	2022
Land Value	\$67,790
Improvement Value	\$0
Accessory Value	\$0
Total Value (Market)	\$67,790
Land Value	\$0
Improvement Value	\$0
Accessory Value	\$0
Total Value (Capped)	\$0

Recent Sales In Area

Sale date range:

From:

05/17/2020

To:

05/17/2023

Sales by Neighborhood

1500

Feet



Sales by Distance

PARCEL #7
DEED CONTAINS
NO CALLS, BACK
REFERENCE NOT
FOUND



Oconee County, SC

Parcel Information

Parcel ID 291-00-01-003
Neighborhood 1101800 - Center Twp Crossroads FD
Property Address 195 SNOW CREEK RD
Legal Description 11-S-222
 (Note: Not to be used on legal documents.)
Acres 0.8
Class
Tax District CROSSROADS (District 13)
Exemptions

[View Map](#)

Owner

OWENS HEATHER DAWN TST FROM WILL OF
 1655 W LITTLE RIVER DR
 SENECA, SC 29672

Land

Land Use	Acres	Square Footage	Frontage	Depth
O - Other	0.8	34,848	0	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	1980	7x10 / 0	0

Valuation

Assessed Year	2022
Land Value	\$9,520
Improvement Value	\$5,130
Accessory Value	\$790
Total Value (Market)	\$15,440
Land Value	\$0
Improvement Value	\$5,130
Accessory Value	\$790
Total Value (Capped)	\$5,920

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/2/2015	2135 1		\$0	9: Other Not Valid	OWENS JAMES H	OWENS HEATHER DAWN TST FROM WILL OF

Recent Sales In Area

Sale date range:

From:

05/17/2020

To:

05/17/2023

Sales by Neighborhood

1500

Feet



Sales by Distance

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

Doc ID: 004639130003 Type: DEE
BK **2135** PG **1-3**

2015 OCT -2 P 2: 31

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

DEED OF DISTRIBUTION

IN THE MATTER OF THE ESTATE OF JAMES HORACE OWENS
FILE # 2014-ES-37-00-695

NO TITLE EXAMINATION REQUESTED OR PERFORMED

WHEREAS, the decedent died on or about December 4, 2014; and

WHEREAS, the Estate of the decedent is being administered in the Probate Court for Oconee County, South Carolina, Probate File #2014-ES-37-00-695; and

WHEREAS, the grantees herein are an heir or beneficiary at law of the decedent; and

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter;

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release to:

Patricia Ann Burgen
A/K/A Patricia Ann Bergen
1655 W. Little River Drive
Seneca, South Carolina 29672

Marie Elizabeth Dockens
1655 W. Little River Drive
Seneca, South Carolina 29672

OCONEE COUNTY

STATE TAX _____

COUNTY TAX _____

EXEMPT ✓

Patricia Ann Burgen A/K/A Patricia Ann Bergen and Marie Elizabeth Dockens, as
Trustees for Heather Dawn Owens under that trust set forth in the Last Will and
Testament of James Horace Owens, dated April 18th, 1997

1655 W. Little River Drive
Seneca, South Carolina 29672

OCT 05 2015

[Signature]
Auditors Oconee County, S.C.

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
MAP 291 SUB 00 BLK 01 PARC 003
ON OCONEE COUNTY TAX MAPS

[Signature]
OCONEE COUNTY ASSESSOR

the following described property:

ALL THE DECEDENT'S RIGHT, TITLE AND INTEREST, IN AND TO:

All that certain piece, parcel or lot of land situate, lying and being in the Snow Creek Community of Oconee County, South Carolina and being more fully described as follows, to wit:

BEGINNING at a nail and cap in the center of the Oakway Road, State S 37-51, at its Intersection with the Snow Creek Road, State Road S 37-208, at the southwestern most corner of this lot, and thence, along the center of the Oakway Road (S 37-51) in a northerly direction a distance of 376 feet; thence along a line common to lands of now or formerly of Donnie Grant in an easterly direction a distance of 126 feet, 10 inches, to an iron pin; thence, along now or formerly Horace Owens line in a southeasterly direction a distance of 210 feet to an iron pin; thence along now or formerly Clayton Owens line southwesterly 148.5 feet to an iron pin, and southerly 118 feet to a nail and cap in the center of Snow Creek Road in a westerly direction 137 feet, 10 ½ inches to the nail and cap in the center of the Oakway Road at the point of BEGINNING.

This conveyance is made subject to those easements and/or rights-of-ways as may appear on the premises and/or of record and all zoning and setback requirements.

This being all the decedent's interest in that property conveyed unto the decedent by Nellie C. Owens, dated October 14, 1977, and recorded October 17, 1977 in Deed Book 12N, page 12, records of Oconee County, South Carolina.

TMS# 291-00-01-003

TOGETHER with all 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/property unto the said, Patricia Ann Bergen A/K/A Patricia Ann Burgen, Marie Elizabeth Dockens and Patricia Ann Burgen A/K/A Patricia Ann Bergen and Marie Elizabeth Dockens, as Trustees for Heather Dawn Owens under that trust set forth in the Last Will and Testament of James Horace Owens dated April 18th, 1997, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 22 day of September, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witnesses as to Grantor:

Deborah R. Jenkins

Patricia Ann Bergen (SEAL)

Patricia Ann Bergen, as Personal Representative
of the Estate of James Horace Owens

James B. Airey

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

ACKNOWLEDGMENT

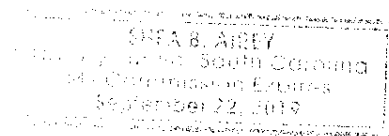
I, James B. Airey a Notary Public for South Carolina, do hereby certify that Patricia Ann Bergen, as Personal Representative of the Estate of James Horace Owens, personally appeared before me this day and acknowledged the due-execution of the foregoing instrument.

SWORN before me this
22 day of September, 2015.

James B. Airey (LS)

Notary Public for South Carolina

My Commission expires: 09-22-2019



Document Prepared By:
The Airey Law Firm Ltd. Co.
1510 Blue Ridge Blvd. • Suite 201
Seneca, South Carolina 29672

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2015 OCT - 2 P 2:31

PARCEL #8



Parcel Information

Parcel ID 291-00-01-001
Neighborhood 1101800 - Center Twp Crossroads FD
Property Address 179 SNOW CREEK RD
Legal Description SNOW CREEK RD (4.15 AC)
 (Note: Not to be used on legal documents.)
Acres 4.15
Class
Tax District CROSSROADS (District 13)
Exemptions

[View Map](#)

Owner

[SANDERS TRACY](#)
 162 GRANT RD
 WESTMINSTER, SC 29693

Land

Land Use	Acres	Square Footage	Frontage	Depth
O - Other	3.15	137,214	0	0
O - Other	1	43,560	0	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	2000	8x12 / 0	0

Valuation

Assessed Year	2022
Land Value	\$29,330
Improvement Value	\$0
Accessory Value	\$740
Total Value (Market)	\$30,070
Land Value	\$0
Improvement Value	\$0
Accessory Value	\$740
Total Value (Capped)	\$740

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/2/2019	2425 211		\$0	9: Other Not Valid	WHITE SARA O	SANDERS TRACY
4/22/2016	2176 168		\$10	9: Other Not Valid	WHITE SARA CHRISTEEN	WHITE SARA O
8/4/1994	782 343		\$800	0: Valid Arms-length	WHITE SARA CHRISTEEN	WHITE SARA CHRISTEEN
6/22/1992	698 238		\$5	0: Valid Arms-length	OWENS CLAYTON FOREST	WHITE SARA CHRISTEEN
7/13/1989	594 64		\$0	0: Valid Arms-length	OWENS NELLIE CAIN ETAL	OWENS CLAYTON FOREST

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 291 SUB 00 BLK 01 PARC 001 MR
ON OCONEE COUNTY TAX MAPS
13. RR
OCONEE COUNTY ASSESSOR

Book: 2425 Page: 211 Page: 1 of 5
Doc ID: 005387150005 Type: DEE
BK 2425 PG 211-215

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

DEED OF DISTRIBUTION (Real Property Only)

IN THE MATTER OF: SARA O. WHITE (Decedent)

IN THE PROBATE COURT CASE NUMBER: 2018 ES3700338

The undersigned states as follows:

Whereas, the decedent died on April 11, 2018; and probate of the Estate is being administered in the Probate Court for Oconee County, South Carolina, in Case # 2018ES3700338.

Whereas, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,
Whereas, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

Now, therefore, in accordance with the laws of the State of South Carolina, the Personal Representative does hereby release all of the Personal Representative's right, title and interest, including statutory and/or testamentary powers, over the real property described below; the Personal Representative has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release the real property described below to the beneficiaries named below:

07969 Ref: 11-20

Tracy Sanders

162 Grant Rd. Westminster, SC 29693

the following described property:

Tax Map Number: 291-00-01-001 & 002

Street/Property Address: 179 Snow Creek Rd. Seneca, SC 29678

Description:

See attached exhibits for property description

This transfer is made pursuant to the Decedent's will.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises/property belonging or in anywise incident or appertaining.

To have and to hold, all and singular, the said premises/property unto the said heir and assigns forever.

FILED
OCONEE COUNTY, SC
JAN 22 2019
REGISTRAR

2019 JAN - 2 P 12:49

CONVEY
JAN 23 2019
Auditor, Oconee County S.C.

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution on this 21st day of December, 2018.

SIGNED, SEALED AND DELIVERED,

IN THE PRESENCE OF:

WITNESS: Anna Stinnett

WITNESS: Billy Butts

Print Name: Anna Stinnett

Print Name: Billy Butts

Estate of Sara O. White

Personal Representative:

Signature: Leslie Paula White

Print Name: Leslie Paula White

Heir at Law/Beneficiary/Grantee:

Signature: Tracy L Sanders

Print Name: Tracy L Sanders

STATE OF SOUTH CAROLINA

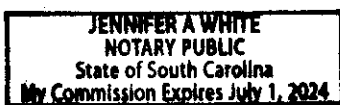
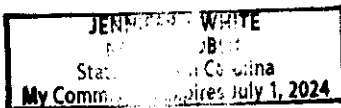
COUNTY OF OCONEE

I, Jennifer A White, Notary Public, a notary for the State of South Carolina, do hereby certify that Leslie Paula White, as Personal Representative of the Estate of Sara O. White, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 21st day of December, 2018.

Signature of Notary: Jennifer A. White

Print Name Notary: JENNIFER A. White



Notary Public for State of SC. My Commission Expires: 7/1/2024

"Exhibit A"

OCONEE COUNTY
 STATE TAX _____
 COUNTY TAX _____
 EXEMPT ☒ _____

Doc ID: 004736790002 Type: DEE
 BK 2176 PG 168-169

STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE)

TITLE TO REAL ESTATE

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Sara Christeen White** ("GRANTOR") in the State and County aforesaid, for and in consideration of the sum of Ten DOLLARS (U.S.) (\$ 10.00) LOVE AND AFFECTION to it in hand paid at and before the sealing of these presents by **Sara O. White** ("GRANTEE"); 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, his Heirs and Assigns, forever in fee simple, the following described real property, to wit:

All that certain piece, parcel, or tract of land containing 3.72 acres, more or less, located in State of South Carolina, County of Oconee, as shown and more fully described on plat prepared by S. T. Crocker, Reg. No. 3972, dated May 24, 1974 and recorded June 11, 1974 in Plat Book P-38, at page 50, records of Oconee County, South Carolina.

The property conveyed herein is subject to any and all rights-of-way and easements heretofore granted and/or existing upon the premises.

This being the same property conveyed to Sarah Christeen White by C. W. Owens and recorded in the office of the Oconee County ROD on August 10, 1994 in Deed Book 782 Page 343. Also the same property conveyed to Sarah Christeen White by Clayton Forest Owens and recorded in the office of the Oconee County ROD on July 5, 1992 in Deed Book 698 Page 238.

Grantee Address:

Sara D White
802 S Townville St
Spartanburg, SC 29678

APR 25 2016

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
 MAP 291 SUB 00 BLK 01 PARC 001
 ON OCONEE COUNTY TAX MAPS

Harold E. Nix
 Auditor of Oconee County

Linda Shugart
 OCONEE COUNTY ASSESSOR

Book: 2176 Page: 168 Seq: 1

FILED OCONEE COUNTY, SC
 ANNA K. DAVISON
 REGISTER OF DEEDS
 2016 JAN - 2

FILED OCONEE COUNTY, SC
 ANNA K. DAVISON
 REGISTER OF DEEDS
 2016 APR 22 P 12:00

011879

Ret.
10-3

Exhibit B

Doc ID: 004046790003 Type: DEE

BK 1896 PG 5-7

STATE OF SOUTH CAROLINA

NO TITLE EXAM
BY DR&W

COUNTY OF OCONEE

Grantee Address:
802 S. Townville St.
Seneca, SC 29678

012070

TITLE TO REAL ESTATE

Recorded this 4 day of May
Book 2012 Page 16634
Fee

Seneca, SC

KNOW ALL MEN BY THESE PRESENTS that I, **DONALD J. GRANT**, in the state aforesaid, for and in consideration of the sum of Two Thousand and 00/100 (\$2,000.00) dollars, to me in hand paid by **SARA O. WHITE**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said **SARA O. WHITE**, **subject to the below stated Exceptions**, her heirs and assigns forever, the following described real property, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, Oakway School District, on the waters of Snow Creek and fronting on the east side of Oakway-Seneca Road seventy (70) feet and running back a distance of one hundred thirty (130) feet in parallel lines and being all of the tract conveyed to James Horace Owen by Horace J. Owen and being bounded, now or formerly, on the north, east and south by other property of Horace J. Owen and on the west by the said Road. The southwest corner of this lot being 388 feet north of the intersection of S. C. Hwy. 37-208 and the Oakway Road (S 37-59).

OCONEE COUNTY
STATE TAX 5.20
COUNTY TAX 2.20
EXEMPT

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS: Any protective covenants and restrictions as to use of this property as may be set out and enumerated in any instrument of record, all of which are to run with the land, and is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

This is the identical lot of land conveyed to Donald J. Grant by deed of James Horace Owen, recorded on the 5th day of July, 1966 in Deed Book 9-X at page 214, records of Oconee County, South Carolina.

SS 5 A 8 - 101 201

FILED FOR RECORD ONLY
RECORDED AS
180 00 03 PARC 007
OCONEE COUNTY, S.C.

FILED FOR RECORD
OCONEE COUNTY, S.C.
RECORDS SECTION

(Page #1 of 3 Pages)

FILED
OCONEE COUNTY, SC
RECORDS SECTION

2019 JAN - 2 P 12:49

Book: 1896 Page: 5 Seq: 1

Index: Ret: 802 S Townville St
PROPERTY OF SARA O. WHITE Seneca SC 29678

CENTER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA

DATE: November 14, 2016
TAX MAP #291-00-01-001 & 002

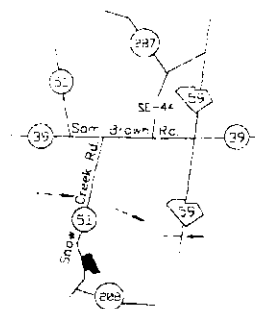
File: WHITE, SARA O.

Reference:

Deed Book 2176 page 168
Plat Book 5-38 page 52
Deed Book 1896 page 45

NUM	DISTANCE	BEARING
L1	41.48'	N43°31'32"W
L2	51.53'	N12°02'03"W
L3	48.31'	N10°31'47"W
L4	28.36'	N7°26'15"W

006347
Doc ID: 004841560001 Type: PLA
BK B571 pg 2



LOCATION MAP--NO SCALE

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART
REG. L.S. # 6674
286 FRIENDSHIP VALLEY ROAD
SENECA, SC 29678
TELEPHONE (864) 882-7030

James G. Hart

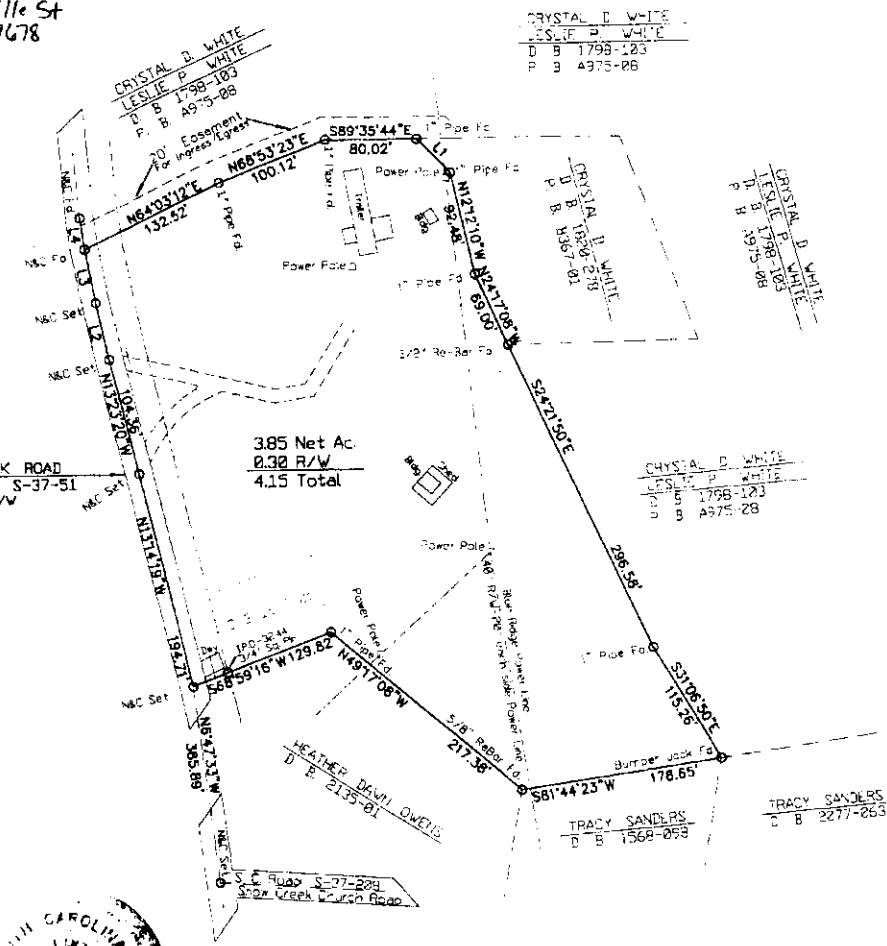


Recorded this 21 day of
Nov 2016
Vol. 1551 Pg. 2
and Certified
Register of Deeds, Oconee County



Scale: 1" = 100'

222



2016 NOV 21 A 11:36

FILED
OCONEE COUNTY, SC
RECEIVED
NOV 21 2016

PARCEL #9



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-024
Neighborhood 1101800 - Center Twp Crossroads FD
Property Address 173 SNOW CREEK RD
Legal Description TRACTS A & B (17.632 AC)
(Note: Not to be used on legal documents.)
Acres 17.63
Class
Tax District OAKWAY (District 01)
Exemptions Agricultural Use

[View Map](#)

Owner

WHITE CRYSTAL D & LESLIE P
 169 SNOW CREEK RD
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
F - Farm Market	16.63	724,490	0	0
O - Other	1	43,560	0	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	1975	34x46 / 0	0

Valuation

Assessed Year	2022
Land Value	\$86,840
Improvement Value	\$0
Accessory Value	\$6,750
Total Value (Market)	\$93,590
Land Value	\$0
Improvement Value	\$0
Accessory Value	\$6,750
Total Value (Capped)	\$6,750

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/28/2017		18TY WHITE	\$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
10/8/2010	1798 103		\$0	3: Gift or no consideration	Multiple Owners	WHITE CRYSTAL D & LESLIE P
11/14/2003	1312 294		\$5	NULL	WHITE SARA OWENS	WHITE ROGER L
10/11/2002	1312 291		\$0	NULL	WHITE ROBERT L	WHITE SARA OWENS
8/26/1992	704 132		\$600	0: Valid Arms-length	WHITE ROBERT L	WHITE ROBERT L
8/25/1992	704 130		\$100	0: Valid Arms-length	PARKER MARY ELIZABETH & RESSIE	WHITE ROBERT L

STATE OF SOUTH CAROLINA

COUNTY OF:

IN THE MATTER OF:

FILED AND RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2010 OCT - 7 A 10: 22

IN THE PROBATE COURT

DEED OF DISTRIBUTION

CASE NUMBER:

2010-ES-37-00-298

Roger L. White

WHEREAS, the decedent died on 6/3/2010; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Oconee County, South Carolina in File # _____; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: Crystal Dawn White Leslie Paula White
Address: 179 Snow Creek Rd. 1169 Snow Creek Rd.
Seneca, SC 29678 Seneca, SC 29678

the following described property:

See attached exhibits for property descriptions.

Derivation: Deed BK 1407 pg 18
Deed BK 1312 pg 294

Recorded this 8 day of OCT
Book 2010 Page 13045
Fee _____
Kenneth E. Nix
Auditors/Oconee County, S.C.

UU3913

Ret: Sara White
802 S Towns. 112 St
Seneca, SC 29678

OCONEE COUNTY
STATE TAX _____
COUNTY TAX _____
EXEMPT ✓

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 280 SUB 00 BLK 05 PARC 025
ON OCONEE COUNTY TAX MAPS
Linda Shugart
OCONEE COUNTY ASSESSOR

TOGETHER with all and singular the Rights Members Hereditaments and Appurtenances to the said Premises/Property belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said _____ their heirs and assigns forever.

IN WITNESS WHERE OF the undersigned as Personal Representative of the estate of the decedent has executed this Deed, on this 7 day of Oct, 2010.

SIGNED, SEALED AND DELIVERED

Estate of: Roger L. White

IN THE PRESENCE OF

by Signature:

Sara O. White

Witness: Myra E. Loftis

Witness: Deborah H. Smith

STATE OF SOUTH CAROLINA

)

PROBATE

COUNTY OF Oconee

)

PERSONALLY appeared before me _____ and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with _____ witnessed the execution thereof.

SWORN to before me this 7th day of
October, 20 10

Witness Signature:

Deborah H. Smith

Myra E. Loftis

Notary Public for South Carolina

My Commission Expires: 4/26/17

Exhibit A

BOOK 1407 PAGE 018

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2005 MAR 18 A 10:32

OCONEE COUNTY

STATE TAX

COUNTY TAX

EXEMPT

Deed prepared by:

Stoudemire & Sprouse, PA
P. O. Box 99, Seneca, SC 29679

Grantee's Address:

160 Snow Creek Road
Seneca, SC 29678

026275
NTER

Parcel No. _____

STATE OF SOUTH CAROLINA)

) TITLE TO REAL ESTATE

COUNTY OF OCONEE)

KNOW ALL MEN BY THESE PRESENTS, THAT I, JENNY S. WHITE, a/k/a Jenny A. White, in the state aforesaid, for and in consideration of PROPERTY SETTLEMENT SET FORTH IN DIVORCE ORDER FILED IN FAMILY COURT, CASE NO. 2004-DR-37-886 AND ENTITLED "ROGER L. WHITE VS. JENNY S. WHITE" to me paid by ROGER L. WHITE in the state aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ROGER L. WHITE, his heirs and assigns forever, the following described property, to wit:

ALL OF MY UNDIVIDED RIGHT, TITLE AND INTEREST OF IN AND TO THE FOLLOWING:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, and containing 0.599 acres, more or less, according to plat prepared by James G. Hart, dated July 19, 1985 and recorded in Plat Book P-52 at page 293, in the office of the Clerk of Court for Oconee County, South Carolina, reference to which is hereby made for a more complete and accurate description.

This being the identical property conveyed to Roger L. White and Jenny A. White by deed recorded in Deed Book 425, page 92, records of Oconee County, South Carolina.

The above described property is subject to any and all easements and/or rights of way as shown on said plat, appearing of record or existing on the ground.

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

1

Recorded this 21 day of March
Book 2005 Page 507410
Fee

Jinda R. Mc
Auditors Oconee County, S.C.

"Exhibit B"

Ross
021333

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2003 NOV 14 P 4: 02

BOOK 1312 PAGE 294

OCONEE COUNTY
STATE TAX _____
COUNTY TAX _____
FEE _____

Recorded this 17 day of Nov
Book 2003 Page 34677
Fee _____

Hinda R. Nix
Auditors Oconee County, S.C.

THIS PROPERTY DESIGNATED AS
MAP 280 SUB 00 BLK 05 PARC 024710
ON OCONEE COUNTY TAX MAPS

Ross Law Firm
OCONEE COUNTY ASSESSOR

This deed prepared by:
Ross Law Firm, PA
210 WS Broad Street
Walhalla, SC 29691
No title exam requested by Purchaser

Grantee's Address: 169 Snow Creek Rd
Seneca, SC 29678

ENTER

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, SARA OWENS WHITE in the State aforesaid, for and in consideration of the sum of Five (\$5.00) Dollars love and affection for my son to me paid by ROGER L. WHITE in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said:

ROGER L. WHITE, his Heirs and Assigns:

All that certain piece, parcel or tract of land situate, lying and being in Center Township, Oconee County, SC, containing 17.632 acres ± as shown on plat prepared by James G. Hart, RLS #6674, dated November 5, 2003, and filed with records of Oconee County, SC in Plat Book 1475 at page 8.

This being a portion of the property conveyed as follows:

(1) Deed from Morris Durham and Nellie S. Durham to Robert L. White and Sara O. White by deed dated February 22, 1968, and filed with records of Oconee County in Deed Book 10-H at page 142; Sara O. White conveyed her one-half (1/2) interest to Robert L. White by deed dated June 12, 1981, and filed with records of Oconee County in Deed Book 14-K at page 116.

(2) Deed from O.C. McLane, Jr. to Robert L. White and Sara O. White by deed dated November 24, 1969, and filed with records of Oconee County in Deed Book 10-S at page

White/White
Deed
Page 1

2010 OCT - 7 A 10: 22

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

Sara Owens White to
PROPERTY OF ROGER L. WHITE

CENTER TOWNSHIP—OCONEE COUNTY—SOUTH CAROLINA

DATE: November 5, 2003

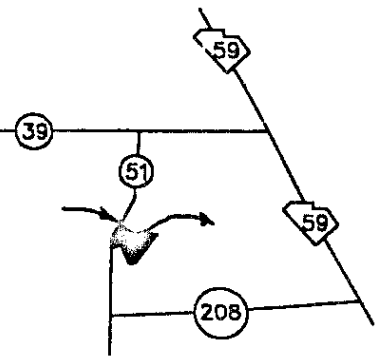
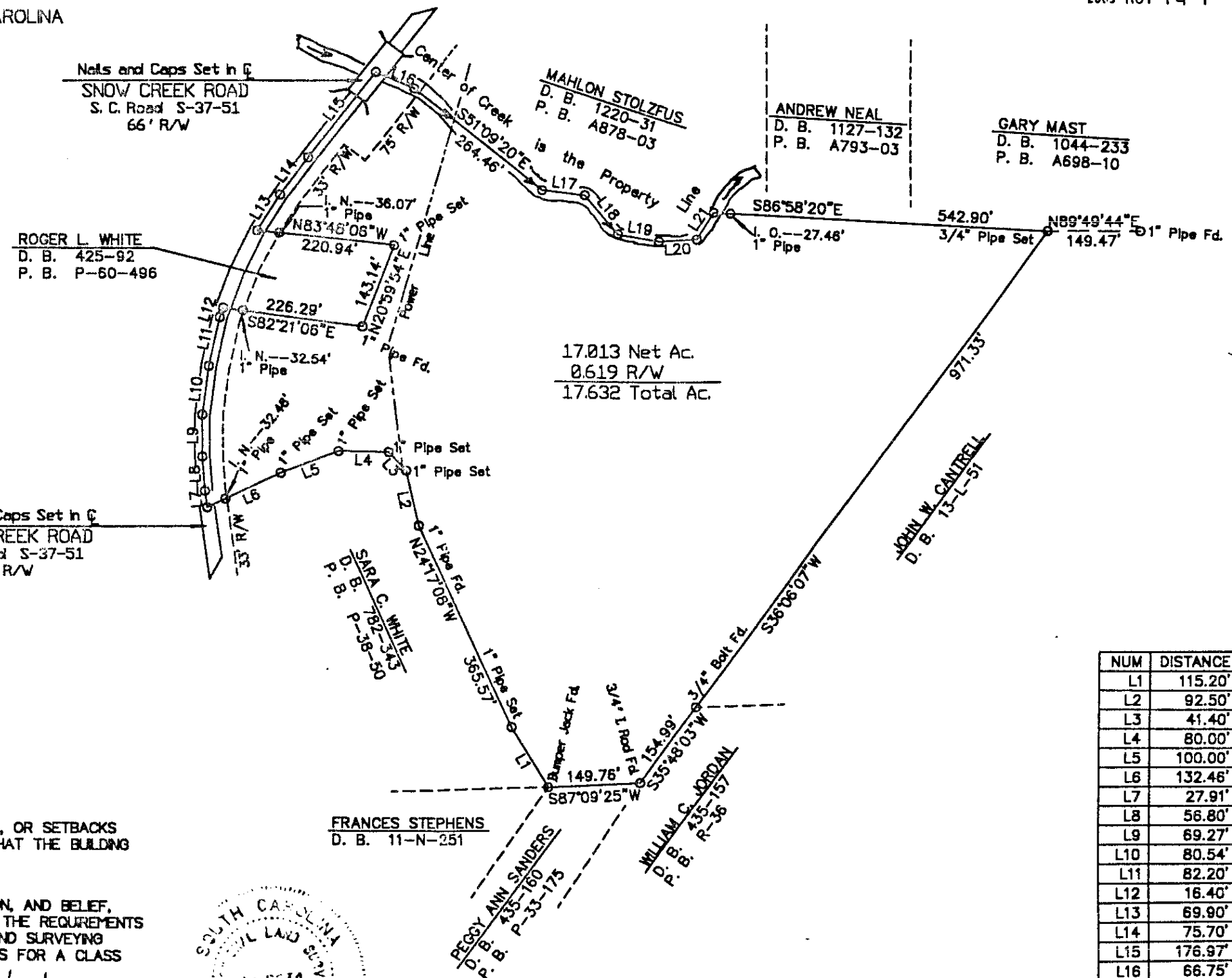
TAX MAP #280-00-05-024

File: WHITE, ROGER L.

OCONEE COUNTY, S.C.
 REGISTER OF DEEDS

2003 NOV 14 P 4:00

Ross
1000
021331



LOCATION MAP--NO SCALE

I CERTIFY THAT THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN AND THAT THE BUILDING LOCATION DOES NOT LIE WITHIN A DESIGNATED FLOOD AREA.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART
 REG. L.S. # 6674
 266 FRIENDSHIP VALLEY ROAD
 SENeca, SC 29678
 TELEPHONE (864) 882-5288

James G. Hart



Scale : 1" = 200'

NUM	DISTANCE	BEARING
L1	115.20'	N31°02'00"W
L2	92.50'	N12°15'00"W
L3	41.40'	N43°27'00"W
L4	80.00'	N89°35'00"W
L5	100.00'	S88°55'00"W
L6	132.46'	S64°20'00"W
L7	27.91'	N7°22'11"W
L8	56.80'	N3°57'40"W
L9	69.27'	N0°30'39"E
L10	80.54'	N7°28'50"E
L11	82.20'	N13°07'56"E
L12	16.40'	N19°31'54"E
L13	69.90'	N32°28'46"E
L14	75.70'	N36°44'11"E
L15	176.97'	N37°55'14"E
L16	66.75'	S66°38'58"E
L17	69.45'	S83°46'13"E
L18	83.79'	S40°07'21"E
L19	67.27'	S80°12'14"E
L20	61.51'	N87°08'25"E
L21	51.73'	N32°21'59"E

Record this 11 day of
Nov 2003
021331

PARCEL #10

**DEED CONTAINS
NO CALLS, BACK
REFERENCE NOT
FOUND**



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-025
Neighborhood 1101800 - Center Twp Crossroads FD
Property Address 169 SNOW CREEK RD
Legal Description (Note: Not to be used on legal documents.)
Acres 0.6
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

[WHITE LESLIE P](#)
 169 SNOW CREEK RD
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	0.6	26,136	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1803
Interior Walls Finished
Exterior Walls Brick & Wood/Vinyl/Other
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 1986
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$144,713
Condition Average

Valuation

Assessed Year	2022
Land Value	\$8,520
Improvement Value	\$144,713
Accessory Value	\$0
Total Value (Market)	\$153,233
Land Value	\$0
Improvement Value	\$144,713
Accessory Value	\$0
Total Value (Capped)	\$144,713

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/23/2011	1820 280		\$1	2: Family or business relation	WHITE CRYSTAL D & LESLIE P	WHITE LESLIE P
10/8/2010	1798 103		\$0	3: Gift or no consideration	Multiple Owners	WHITE CRYSTAL D & LESLIE P

Sketches

OCONEE COUNTY

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

STATE TAX _____
COUNTY TAX _____
EXEMPT ☒ ☒

2011 FEB 23 A 9:52

Doc ID: 003818180003 Type: DEE
BK 1820 PG 280-282

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF OCONEE

KNOW ALL MEN BY THESE PRESENTS, that we, Crystal Dawn White
Leslie Paula White
In the state aforesaid, for and in consideration of (\$1.00) one dollar and no other consideration
to me paid by Leslie Paula White the receipt whereof is hereby acknowledged, to the grantor in
hand paid at and before the sealing of these presents by Leslie Paula White hereinafter, whether one or
more, called grantee, have granted, bargained, sold and released, and by these presents do grant, bargain,
sell and release all our right, title unto the said, Leslie Paula White the following described
property to wit:

See "Exhibit A"

Recorded this 24 day of Feb
Book 2011 Page 11550
Fee _____

Kenneth E. Nix
Auditors Oconee County, S.C.

100 Leslie White
109 Snow Creek Rd.
Seneca, SC 29678

This being the identical property conveyed to Crystal Dawn + Leslie Paula White by deed of Estate of Roger L
dated Oct 7, 2010 and recorded Oct 7, 2010 in Deed Book 1798, at Page 103, White
Records of Oconee County, South Carolina

TMS#

The property described herein is further subject to and includes any and all rights of way, and easements
heretofore granted and or existing upon the premises, to include those shown on the referenced plat.

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 premised before
mentioned unto the grantee(s) and the grantee's(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 so whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 23rd day of February, 2011

SIGNED, sealed and delivered in the presence of:

Sara Owen White
Witness #1

J. Michelle Myers
Witness #2

Crystal Dawn White
Grantor Crystal Dawn White

Leslie Paula White

Leslie Paula White

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 280 SUB 00 BLK 03 PARC 025
ON OCONEE COUNTY TAX MAPS
Hinda Shugart
OCONEE COUNTY ASSESSOR

UU9299

Exhibit A

BOOK 1407 PAGE 018

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2005 MAR 18 A 10:32

OCONEE COUNTY

STATE TAX

COUNTY TAX

EXEMPT ☒

Deed prepared by:

Stoudemire & Sprouse, PA
P. O. Box 99, Seneca, SC 29679

Grantee's Address:

160 Snow Creek Road
Seneca, SC 29678

NTER

Parcel No. _____

STATE OF SOUTH CAROLINA)

) TITLE TO REAL ESTATE

COUNTY OF OCONEE)

KNOW ALL MEN BY THESE PRESENTS, THAT I, JENNY S. WHITE, a/k/a Jenny A. White, in the state aforesaid, for and in consideration of PROPERTY SETTLEMENT SET FORTH IN DIVORCE ORDER FILED IN FAMILY COURT, CASE NO. 2004-DR-37-886 AND ENTITLED "ROGER L. WHITE VS. JENNY S. WHITE" to me paid by ROGER L. WHITE in the state aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ROGER L. WHITE, his heirs and assigns forever, the following described property, to wit:

ALL OF MY UNDIVIDED RIGHT, TITLE AND INTEREST OF IN AND TO THE FOLLOWING:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, and containing 0.599 acres, more or less, according to plat prepared by James G. Hart, dated July 19, 1985 and recorded in Plat Book P-52 at page 293, in the office of the Clerk of Court for Oconee County, South Carolina, reference to which is hereby made for a more complete and accurate description.

This being the identical property conveyed to Roger L. White and Jenny A. White by deed recorded in Deed Book 425, page 92, records of Oconee County, South Carolina.

The above described property is subject to any and all easements and/or rights of way as shown on said plat, appearing of record or existing on the ground.

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

1

Recorded this 21 day of March
Book 1407 Page 018
Fee

Jennifer R. Tipton
Auditors Oconee County, S.C.

ACKNOWLEDGEMENT

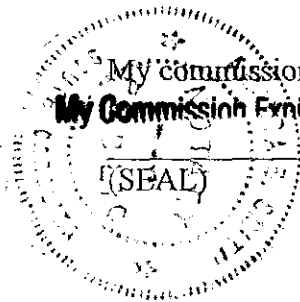
STATE OF : South Carolina

COUNTY OF : Oconee

I, Amanda B Smith, a Notary Public for the State of
South Carolina, do hereby certify that Crystal Dawn and Leslie Paula White
(grantor/mortgagor) personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and official seal this 23rd day of February, 20 11.

Amanda B Smith
Notary Public
State of South Carolina



My commission expires:

My Commission Expires December 7, 2017

PARCEL #11



Parcel Information

Parcel ID 280-00-05-071
Neighborhood 5509500 - Snow Creek Acres
Property Address 155 SNOW CREEK RD
Legal Description PARCELS A & B (5.94 AC)
 (Note: Not to be used on legal documents.)
Acres 5.94
Class 101 Residential 1 Family
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

[HOY WILLIAM J & SUSAN D](#)
 155 SNOW CREEK RD
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	4	256,133	0	0
R - Residential	1	43,560	0	0
O - Other	0.94	0	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 2292
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Other
Attic Square Feet 0
Basement Square Feet 0
Year Built 2002
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 5
Number Of Full Bathrooms 2
Number Of Half Bathrooms 1
Value \$256,027
Condition Good

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	2002	12x20 / 0	0
Equipment Shed:Steel\no Slab	1995	10x12 / 0	0

Valuation

Assessed Year	2022
Land Value	\$59,520
Improvement Value	\$256,027
Accessory Value	\$2,800
Total Value (Market)	\$318,347
Land Value	\$0
Improvement Value	\$256,027
Accessory Value	\$0
Total Value (Capped)	\$256,027

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/2016	2165 26		\$305,000	1: Does not match parcel record (multiple parcels)	STOLZFUS MAHLON	HOY WILLIAM J & SUSAN D
3/1/2016		B-538 5	\$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
7/24/2007		A878 3	\$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	

Sketches

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

Doc ID: 004705590003 Type: DEE
BK **2165** PG **26-28**

2016 MAR -1 P 2:12

Grantee's Address:

155 Snow Creek Rd.
Seneca, S.C. 29678

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

TITLE TO REAL ESTATE

Greg
1000
009824

KNOW ALL MEN BY THESE PRESENTS, that I, MAHLON R. STOLTZFUS, A/K/A MAHLON STOLTZFUS, for and in consideration of the sum of THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$305,000.00 US), to me in hand paid by WILLIAM J. HOY and SUSAN D. HOY, the receipt and sufficiency of which is hereby acknowledged, subject to the matters set forth below, have granted, bargained, sold and released, and by these presents, do hereby grant, bargain, sell and release unto WILLIAM J. HOY and SUSAN D. HOY, as joint tenants with right of survivorship and not as tenants in common, his or her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, together with any and all improvements located thereon, lying and being situate in the State of South Carolina, County of Oconee, Township of Center, containing 5.940 ACRES, more or less, as shown and more fully described on a Plat of Survey prepared by Gregory Blake Sosebee, PLS #14818, dated February 9, 2016, and recorded in Plat Book B538, at Page 5, records of the Register of Deeds Office for Oconee County, South Carolina; having the metes and bounds, courses and distances as appear upon said Plat, being incorporated herein by reference thereto.

This conveyance is made subject to easements, rights-of-way, set back lines, zoning ordinances, covenants and/or restrictions of record and/or appearing upon the premises, and specifically to the Protective Covenants recorded in Deed Book 995, at Page 251; Book 1049, at Page 263; as amended and/or supplemented, records of the Register of Deeds Office for Oconee County, South Carolina.

A portion of property was acquired by MAHLON STOLTZFUS by Deed of KAUFFMAN TRUSS, INC. dated May 20, 2002, and recorded in Deed Book 1220, at Page 31; the remaining portion of property was acquired by MAHLON R. STOLTZFUS by Deed of R. SHANE CLARDY dated February 5, 2007, and recorded in Deed Book 1565, at Page 56; all records of the Register of Deeds Office for Oconee County, South Carolina.

TMS # 280-00-05-071

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before the aforementioned unto the said WILLIAM J. HOY and SUSAN D. HOY, as joint tenants with right of survivorship and not as tenants in common, his or her heirs and assigns forever.

OCONEE COUNTY
STATE TAX 793.00
COUNTY TAX 335.50
EXEMPT

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
MAP 280 SUB 00 BLK 05 PARC 071 MK
ON OCONEE COUNTY TAX MAPS

MAR 02 2016

Linda Shugart
Auditors Oconee County, S.C.

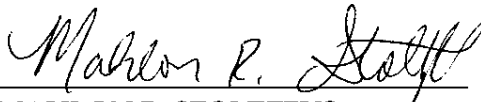
AND, SUBJECT TO the matters set forth above, the Grantors do hereby bind the Grantors and Grantors' heirs, assigns, executors and/or administrators to warrant and forever defend all and singular the said premises unto the said **WILLIAM J. HOY and SUSAN D. HOY, as joint tenants with right of survivorship and not as tenants in common**, his or her heirs and assigns, against the Grantor(s), heirs and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.

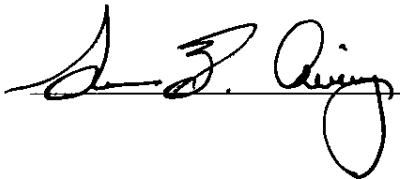
WITNESS, the Grantor's hand and seal this 29th day of February, 2016.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Witnesses:

 _____


MAHLON R. STOLTZFUS,
A/K/A MAHLON STOLZFUS

 _____

STATE OF SOUTH CAROLINA)

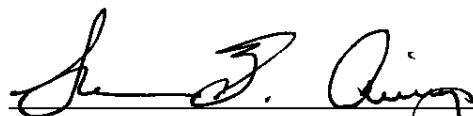
)

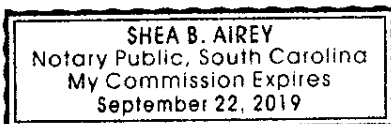
ACKNOWLEDGMENT

COUNTY OF OCONEE)

)

I, Shea B. Airey, a Notary Public for the State of South Carolina, do hereby certify that **MAHLON R. STOLTZFUS, A/K/A MAHLON STOLZFUS**, personally appeared before me this 29th day of February, 2016, and acknowledged the due execution of the foregoing instrument.

 _____ (LS)
Notary Public for South Carolina
My Commission Expires: 09-22-2019



Document Prepared By:
The Airey Law Firm Ltd. Co.
1510 Blue Ridge Blvd. · Suite 201
Seneca, South Carolina 29672

STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE)

AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, the Undersigned, who being duly sworn says that he is the Sellers and is familiar with that certain transaction whereby certain real property was conveyed this date from **MAHLON R. STOLTZFUS, A/K/A MAHLON STOLZFUS** to **WILLIAM J. HOY AND SUSAN D. HOY**, and wherein the consideration was stated as "THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$305,000.00 US)" that the actual consideration for this transfer was the sum of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$305,000.00 US)**.

Mahlon R. Stoltzfus (SEAL)
 MAHLON R. STOLTZFUS,
 A/K/A MAHLON STOLZFUS

SWORN TO before me this
29th day of February, 2016.

Shea B. Airey (LS)
 Notary Public of South Carolina
 My Commission Expires: 09-22-2019



FILED FOR RECORD
DOUGLAS COUNTY, S.C.
REGISTERED

2016 MAR -1 P 2:12

SITE

LOCATION MAP

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS & R/W'S OF RECORD.

CRYSTAL D. WHITE
D.B. 1312/294

009825 Amy
1000

FILED FOR RECORD
CONEE COUNTY, S.C.
REGISTER OF DEEDS

2016 MAR -1 P 2:12

GREGORY BLAKE SOSEBEE P.L.S.# 14818
15547 WELLS HWY. SENECA, S.C. 29678
TELEPHONE (864) 882-0024

PROJECT-HOYNIL JOB16-2508

PLAT PREPARED FOR: Marlon B. Stoltzfus - aka
Marlon Stoltzfus

To: WILLIAM J. HOY

SUSAN D. HOY See Doc 2165

PARCEL & P/O LOT 12 SNOW CREEK SUBD.

REF.D.B. 1220 PG. 31

REF.P.B. A-878 PG. 03

TMP# 280-00-05-071

ACREAGE - 5.940 (TOTAL)

(INCLUDES ROAD R/W)

DATE : FEBRUARY 09, 2016

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TOWNSHIP OF CENTER

SCALE : 1" = 100'

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN.

THERE ARE NO VISIBLE ENCRoACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

© COPYRIGHT BY

Doc ID: 004705640001 Type: PLA

BK **B538** PG **5**

Book: B538 Page: 5 Page: 1 of 1

PARCEL #12



Oconee County, SC

Parcel Information

Parcel ID	280-00-05-014
Neighborhood	5509500 - Snow Creek Acres
Property Address	200 GRANITE DR
Legal Description	(Note: Not to be used on legal documents.)
Acres	1.19
Class	
Tax District	OAKWAY (District 01)
Exemptions	Legal Residence

[View Map](#)

Owner

STRIKE JAMES & DONNA
200 GRANITE DR
SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0
R - Residential	0.19	8,276	0	0

Residential Improvement Information

Style	1 Family (Detached)
Heated Square Feet	1605
Interior Walls	Finished
Exterior Walls	Vinyl Siding
Foundation	Crawlspace
Attic Square Feet	0
Basement Square Feet	0
Year Built	2004
Roof Type	Asphalt Shingles
Heating Type	Cent Ht/AC-Ht Pmp
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Value	\$170,164
Condition	Average

Valuation

Assessed Year	2022
Land Value	\$29,050
Improvement Value	\$170,164
Accessory Value	\$0
Total Value (Market)	\$199,214
Land Value	\$0
Improvement Value	\$170,164
Accessory Value	\$0
Total Value (Capped)	\$170,164

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/19/2018	2397 217		\$190,000	0: Valid Arms-length	STONE LUCIUS L & KELLY M	STRIKE JAMES & DONNA
3/26/2013	1952 345		\$152,000	0: Valid Arms-length	HARRIGAN KATHY V	STONE LUCIUS L & KELLY M
5/1/2007	1584 14		\$166,500	NULL	BREHENY JAMES E TRUSTEE OF	HARRIGAN KATHY V
2/22/2006	1483 88		\$157,000	NULL	NIX MARY ELIZABETH &	BREHENY JAMES E TRUSTEE OF
9/16/1988	704 128		\$100	0: Valid Arms-length	NIX MARY ELIZABETH A	NIX MARY ELIZABETH &

Sketches



Doc ID: 005335310004 Type: DEE

BK **2397** PG **217-220**

Prepared by: Ann Marie Sullivan, Attorney at Law, LLC
116 Ram Cat Alley, Suite 201
Seneca, SC 29678

03500 1000

TAX MAP #280-00-05-014

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that WE, **LUCIUS L. STONE AND KELLY M. STONE**, in the state aforesaid, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other considerations (See Affidavit of File), to us in hand paid by **JAMES STRIKE AND DONNA STRIKE**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said **JAMES STRIKE AND DONNA STRIKE**, **subject to the below stated Exceptions, as joint tenants with right of survivorship, and not as tenants in common**, their heirs and assigns forever:

All that certain piece, parcel or lot of land, together with any and all improvements located thereon, lying and being situate in the State of South Carolina, County of Oconee, Township of Center, being known and designated as LOT NUMBER SIXTEEN (16), PHASE II, of SNOW CREEK ACRES SUBDIVISION, containing 1.20 acres, more or less, as shown and more fully described on a plat thereof prepared by James G. Hart, RLS #6674 dated March 19, 2013 and recorded in Plat Book B433, at page 3, records of Oconee County, South Carolina, having the metes and bounds, courses and distances as appear upon said plat, being incorporated herein by reference thereto.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS: The protective covenants and restrictions as to use of lots in this Subdivision set out and enumerated in instrument of record in Deed Book 1049, at Page 260, and as may be amended, records of Oconee County, all of which are to run with the land, and is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

1 2018 SEP 19 A 10:49

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 280-00-05-014
ON OCONEE COUNTY TAX MAPS
13.
OCONEE COUNTY ASSESSOR

SEP 20 2018

Auditor, Oconee County S.C.

(Page #1 of 3 Pages)

OCONEE COUNTY
STATE TAX 494.00
COUNTY TAX 209.00
EXEMPT _____

It is mutually understood and agreed that this conveyance is made subject to those easements and/or rights-of-way as may appear on the premises and/or of record and all zoning and setback requirements.

This being the identical property conveyed unto LUCIUS L. STONE AND KELLY M. STONE by Deed of Kathy V. Harrigan, dated March 22, 2013, and recorded March 26, 2013, in Deed Book 1952, at Page 345, records of the Register of Deeds Office for Oconee County, South Carolina.

Grantee's Address: 200 Granite Dr.
Seneca, SC 29678

TOGETHER with, subject to the above stated Exceptions, 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, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said **JAMES STRIKE AND DONNA STRIKE, as joint tenants with right of survivorship, and not as tenants in common**, their heirs and assigns forever.

AND, we do hereby bind ourselves and our heirs, successors, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said **JAMES STRIKE AND DONNA STRIKE, as joint tenants with right of survivorship, and not as tenants in common**, their heirs and assigns, from and against us and our heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 18 day of September, 2018.

Signed, Sealed and Delivered
in the Presence of:

[Signature]

WITNESS #1

[Signature]

WITNESS #2

[Signature]

LUCIUS L. STONE

(SEAL)

[Signature]

KELLY M. STONE

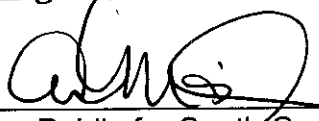
(SEAL)

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

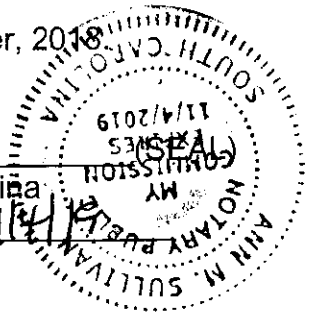
ACKNOWLEDGEMENT

I, Ann Marie Sullivan, Notary Public for South Carolina, do hereby certify that **LUCIUS L. STONE AND KELLY M. STONE**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 18 day of September, 2018.


Notary Public for South Carolina

My Commission Expires: 11/4/19


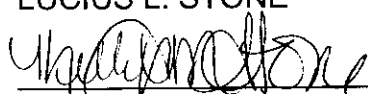


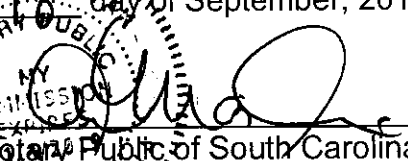
FILED OCONEE COUNTY, SC
ANNA K. DANSON
REGISTER OF DEEDS
2018 SEP 19 A 10:49

STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE)

AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, the Undersigned, who being duly sworn says that I am the Seller and am familiar with that certain transaction whereby certain real property was conveyed this date from **LUCIUS L. STONE AND KELLY M. STONE TO JAMES STRIKE AND DONNA STRIKE**, and wherein the consideration was stated as "Ten and 00/100 (\$10.00) Dollars and other considerations" that the actual consideration for this transfer was the sum of **One Hundred Ninety Thousand and 00/100 (\$190,000.00) DOLLARS**.

 (SEAL)
 LUCIUS L. STONE
 (SEAL)
 KELLY M. STONE

SWORN TO before me this
 18th day of September, 2018.
 (LS)
 Notary Public of South Carolina
 My Commission Expires: 11/4/19

PROPERTY OF LUCIUS L. STONE ← Kathy V. Harrigan
AND KELLY M. STONE

SAM BROWN ROAD
S. C. Road S-37-39

CENTER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA

DATE: March 19, 2013

TAX MAP #280-00-05-014

File: STONE, LUCIUS L.

LOT #16---PHASE #2---SNOW CREEK ACRES

NUM	DISTANCE	BEARING
L1	21.57'	N24°51'57"E

References:

Deed Book 1584 page 14

Plat Book B01 page 07

Plat Book A983 page 01

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2013 MAR 26 P 2:02

Recorded this 26 day of
March 2013
Vol. B433 Pg. 3
and Certified
Register of Deeds, Oconee County

GIVEN A HARPER
D. B. 953-283
P. B. A541-01

SNOW CREEK ROAD
S. C. Road S-37-51
66' R/W

JAMES C. SMITH
D. B. 1869-127
P. B. V-429

GREGORY SEITZ
D. B. 1050-80

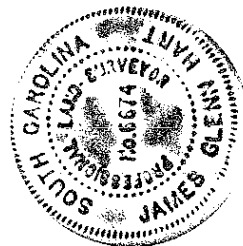
MITZIL L. WORLEY
D. B. 1791-295
P. B. A949-05

MAHLON R. STOLTZEUS
D. B. 1555-36
P. B. A793-03

LOCATION MAP---NO SCALE

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF,
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING
IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS
C SURVEY AS SPECIFIED THEREIN; ALSO THERE NO VISIBLE
ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SURVEYED BY JAMES G. HART
REG. L.S. # 6674
266 FRIENDSHIP VALLEY ROAD
SENECA, SC 29678
TELEPHONE (864) 882-7030



Scale : 1" = 50'

PARCEL #13



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-074
Neighborhood 5509500 - Snow Creek Acres
Property Address 202 GRANITE DR
Legal Description LT 15 PHASE II SNOW CREEK (1.01 AC)
(Note: Not to be used on legal documents.)
Acres 1.01
Class
Tax District WESTMINSTER (District 06)
Exemptions Legal Residence

[View Map](#)

Owner

ROSE ANTHONY M
 202 GRANIT DR
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0
R - Residential	0.01	436	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1609
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 2003
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$151,194
Condition Good

Valuation

Assessed Year	2022
Land Value	\$20,080
Improvement Value	\$151,194
Accessory Value	\$0
Total Value (Market)	\$171,274
Land Value	\$0
Improvement Value	\$151,194
Accessory Value	\$0
Total Value (Capped)	\$151,194

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/27/2017	2263 33		\$162,000	0: Valid Arms-length	WORLEY MITZI L	ROSE ANTHONY M
8/27/2010	1791 295		\$5	2: Family or business relation	WORLEY ROGER D JR & MITZI L JT SURV	WORLEY MITZI L
3/21/2004	1335 158		\$140,000	NULL	WORLEY ROGER D JR & MITZI L	WORLEY ROGER D JR & MITZI L JT SURV
3/20/2004	1335 158		\$140,000	NULL	KAUFFMAN TERESA J	WORLEY ROGER D JR & MITZI L

Sketches

APR 28 2017



Auditor, Oconee County S.C.

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

State of South Carolina
County of Oconee

TITLE TO REAL ESTATE

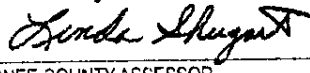
2017 APR 27 P 3:02


Deed Prepared By:

FOR OFFICE USE ONLY

10⁰⁰
Re: Bradley K. Richardson, P.C.
Attorney at Law
133 Straight Drive
Anderson, SC 29625
013235

THIS PROPERTY DESIGNATED AS
MAP 280 SUB 00 BLK 05 PARC 074
ON OCONEE COUNTY TAX MAPS


OCONEE COUNTY ASSESSOR


Doc ID: 004922060004 Type: DEE
BK 2263 PG 33-36

KNOW ALL MEN BY THESE PRESENTS, THAT **Mitzi L. Worley**, whether one or more, called Grantor, in the State aforesaid for/and in consideration of the sum of **Five and 00/100 (\$5.00) dollars and other consideration (see affidavit filed)**

To Grantor in hand paid at and before the sealing of these presents by **Anthony Michael Rose**, hereinafter, whether one or more, called Grantee, (the receipt whereof is hereby acknowledged), have/has granted, bargained, sold and released, and by these Presents do(es) grant, bargain, sell and release unto the said Grantee and Grantee's heirs, or successors, and assigns forever the following described property, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, Center Township, being known and designated as Lot Number Fifteen (15), Phase II of Snow Creek, as shown and more fully described on a plat thereof prepared by John R. Long, SC PLS #6270, dated April 26, 2002 and recorded in Plat Book A-949 at Page 5, records of Oconee County, South Carolina.

TMS # 280-00-05-074

Grantee Address:
202 Granit Drive
Seneca, SC 29678

OCONEE COUNTY
STATE TAX 421.20
COUNTY TAX 178.20
EXEMPT

DERIVATION:

This being the same property conveyed unto Roger D. Worley and Mitzi L. Worley by deed of Theresa J. Kauffman, dated March 19, 2004 and recorded on March 23, 2004 in the Office of the Register of Deeds for Oconee County, South Carolina in Book 1335 at Page 158; Roger D. Worley, Jr. conveyed his half interest unto Mitzi L. Worley, dated August 20, 2010 and recorded on August 27, 2010 in the Office of the Register of Deeds for Oconee County, South Carolina in Book 1791 at Page 295.

This conveyance is made subject to all Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

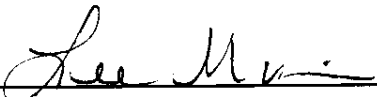

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

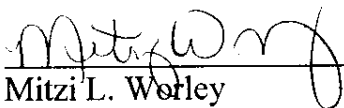
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee and Grantee's heirs, or successors, and assigns, forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Assigns, Executors and Personal Representatives to warrant and forever defend, all and singular, the said Premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors and Assigns, and all persons whomsoever as may be lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's Hand and Seal, this 24 day of April, in the year of our Lord 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

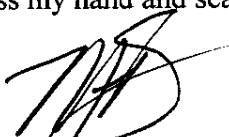

Mitzi L. Worley

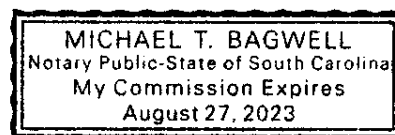
The State of South Carolina

Oconee County

I, the undersigned Notary Public for South Carolina, do hereby certify that Mitzi L. Worley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 24 day of April, 2017 AD.


_____(SEAL)
Notary Public of South Carolina
My Commission Expires: 8/27/23



FILED OCONEE COUNTY, SC
ANNA K. DANSON
REGISTER OF DEEDS
2017 APR 27 P 3:02

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

)
) AFFIDAVIT

Page 1 of 2

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 202 Granite Drive, Seneca, SC 29678 bearing Oconee County Tax Map Number . was transferred by Mitzi L. Worley to Anthony Michael Rose on April 24, 2017.
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 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 moneys worth in the amount of \$ 162,000.00
- (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: \$ 162,000.00
 (b) Place the amount listed in item 5 above here: 0
 (If no amount is listed, place zero here.)
 (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 162,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$599.40.

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

9. I understand that a person required to furnish this affidavit who willfully 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 24
day of April 2017

Notary Public for SC
My Commission Expires: 8/27/23

Responsible Person Connected with the Transaction

Mitzi L. Worley
Mitzi L. Worley

MICHAEL T. BAGWELL
Notary Public-State of South Carolina
My Commission Expires
August 27, 2023

INFORMATION

Except as provided in this paragraph, the term 'value' means the consideration paid or to be paid in money or moneys worth for the realty. Consideration paid or to be paid in moneys 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 moneys 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, A 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. A 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 quit claim 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 quit claim 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.

SC ROAD S-37-51
66' R/W

SNOW CREEK
Phase 2
LOT 16

LINE TABLE		
LINE	LENGTH	BEARING
L3	36.52	N68°17'04"W
L4	17.45	N68°17'03"W

2003 JUL -3 P 4:28

SNOW CREEK
Phase 2
LOT 15
1.005 ac
Gross incl all R/W's

SNOW CREEK
Phase 2
LOT 14

LOT 13
SNOW CREEK
Phase 1

LOT 4
SNOW CREEK
Phase 1

LOT 5
SNOW CREEK
Phase 1

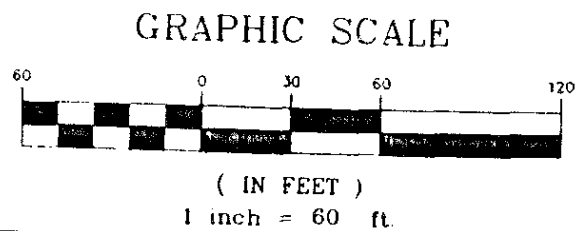
REF: MARY ELIZABETH NIX
BESSIE A PARKER
DB 704-128
PB P60-26, A79-6
TAX PARCEL 280-00-05-014

SITE

Location Map A-1-1

MAGNETIC

John R Long SC PLS 6270



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

S13°05'35"W
358.13'

N68°17'03"W
72.33'

N68°17'03"W
97.12'

N68°17'04"W
107.54'

TIE LINE ONLY
N53°07'55"W
148.17'

N20°54'28"E
311.28'

N53°07'55"W
163.85'

01149W

10°33'
Ret. July

plat for Deed 1287 A 118

KAUFFMAN TRUSS

Theresa J Kauffman

OCONEE COUNTY SOUTH CAROLINA

CENTER TOWNSHIP APRIL 26, 2002

SCALE 1" = 60' JOB # DWG20-SNOW15

JOHN R LONG & ASSOCIATES

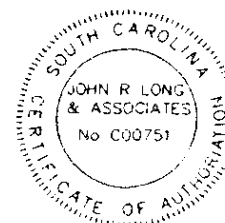
Registered Land Surveyors

PO Box 981
Clemson, SC 29633
Phone & Fax 864-654-5033

SURVEYING - GPS CONTROL - PLANNING

Legend:
IPF/S = Iron Pin or Pipe Found/Set
RR = Railroad Spike, N/C = Nail & Cap, P/K = P/K Nail
UP = Utility pole, LP = Light Pole, WM = Water Meter
MH = Manhole, SD = Storm Drain, UB = Utility Box

I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein. This property is subject to any assessments & restrictions on record.



[Signature]

PARCEL #14



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-070
Neighborhood 5509500 - Snow Creek Acres
Property Address 204 GRANITE DR
Legal Description LOT 14 SNOW CREEK PHASE II (1.07AC)
(Note: Not to be used on legal documents.)
Acres 1.07
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

[SMITH TRACY M](#)
 204 GRANITE DR
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0
R - Residential	0.07	3,049	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1429
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 2003
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$124,212
Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	1995	10x12 / 0	0

Valuation

Assessed Year	2022
Land Value	\$20,560
Improvement Value	\$124,212
Accessory Value	\$850
Total Value (Market)	\$145,622
Land Value	\$0
Improvement Value	\$124,212
Accessory Value	\$0
Total Value (Capped)	\$124,212

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/2/2009	1739 178		\$159,500	0: Valid Arms-length	ROGERS GREGORY A & GINGER G JT SURV	SMITH TRACY M
5/10/2002	1219 259		\$20,000	NULL	ROGERS GREGORY A & GINGER GJT SURV	ROGERS GREGORY A & GINGER G JT SURV

Sketches

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2009 OCT -1 A 9:38

Doc ID: 003558140003 Type: DEE
BK 1739 PG 178-180

Randall M. Newton, Attorney at Law
Post Office Box 1539
Clemson, South Carolina 29633-1539
Attorney's File No. 09-0920

TITLE TO REAL ESTATE

OCONEE COUNTY

STATE TAX 414.70
COUNTY TAX 175.45
EXEMPT _____

Grantee's Address:
204 Granite Drive
Seneca, SC 29678

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

TMS # 280-00-05-070

KNOW ALL MEN BY THESE PRESENTS, that

GREGORY A. ROGERS AND GINGER G. ROGERS

in consideration of One Hundred Fifty Nine Thousand Five Hundred
and 00/100 (\$159,500.00) Dollars, the receipt of which is hereby
acknowledged, has/have bargained, sold and released, and by these
presents do(es) hereby grant, bargain, sell and release unto

TRACY M. SMITH,
her heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being
situate in the State of South Carolina, County of Oconee, Center
Township, and being designated as LOT NUMBER 14 OF SNOW CREEK
SUBDIVISION, PHASE II, CONTAINING 1.068 ACRES, more or less, as
shown and more fully described on a plat prepared by John R. Long,
PLS #6270, dated March 12, 2002, and recorded in Plat Book A877 at
page 6, records of Oconee County, South Carolina, reference to
which is invited for a more complete and accurate description.

This being the property conveyed to Gregory A. Rogers and
Ginger G. Rogers by deed of Kauffman Truss, Inc., dated May 9,
2002, and recorded May 20, 2009 in Deed Book 1219 at page 259,
records of Oconee County, South Carolina.

THIS PROPERTY DESIGNATED AS
MAP 280 SUB 00 BLK 05 PARC 070
ON OCONEE COUNTY TAX MAPS
Heather Smith
OCONEE COUNTY ASSESSOR

Recorded this 2 day of Oct
Book 2009 Page 92, 848
Fee _____
Kenneth E. Nix
Auditors Oconee County, S.C.

This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Office of the Clerk of Court for Oconee County, South Carolina, and specifically to those certain restrictive covenants appearing in Deed Book 1049 at page 260, 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 **TRACY M. SMITH**, her heirs and assigns forever in fee simple. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto **TRACY M. SMITH**, her heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 30th day of September, 2009.

SIGNED, sealed and delivered
in the presence of:

Rhonda C. Bingham
[Signature]

[Signature]
Gregory A. Rogers
Ginger B. Rogers
Ginger G. Rogers

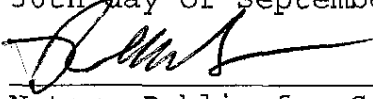
STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

BEFORE ME, A Notary Public for South Carolina, personally appeared Gregory A. Rogers and Ginger G. Rogers who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that (s)he executed the within-written Title to Real Estate for the purposes therein written.

(SEAL)

SWORN to before me this
30th day of September, 2009.



Notary Public for South Carolina (LS)
My commission expires 11/28/15

FILED FOR RECORD
REGISTER OF DEEDS

2002 MAY 20 P 3:41

SC ROAD S-37-51
66' R/W

SNOW CREEK
Phase 2
LOT 16

LINE TABLE		
LINE	LENGTH	BEARING
L3	36.52	N68°17'04"W
L4	17.45	N68°17'03"W

SNOW CREEK
Phase 2
LOT 15

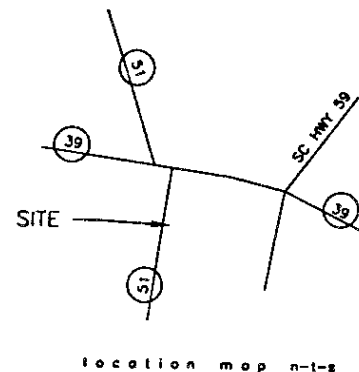
SNOW CREEK
Phase 2
LOT 14
1.068 ac
Gross incl all R/W's)

LOT 13
SNOW CREEK
Phase 1

LOT 4
SNOW CREEK
Phase 1

LOT 5
SNOW CREEK
Phase 1

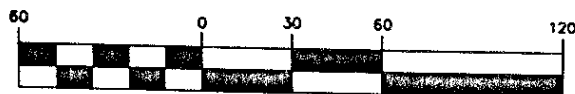
REF: MARY ELIZABETH NIX
BESSIE A PARKER
DB 704-128
PB P60-26, A79-6
TAX PARCEL 280-00-05-014



MAGNETIC

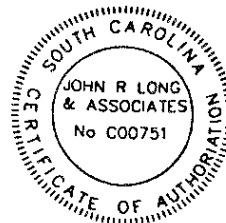
John R Long SC PLS 6270

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Record this 20 day of
MAY 2002
Vol. A877 Pg. 6 and Certified
Register of Deeds, Oconee County
Memo 1000



Kaufman LOT 14
101 Truss Inc. plat for See Deed 1219 page 259

Legend:
IPF/S = Iron Pin or Pipe Found/Set.
RR = Railroad Spike, N/C = Nail & Cap, P/K = P/K Nail
UP = Utility pole, LP = Light Pole, WM = Water Meter
MH = Manhole, SD = Storm Drain, UB = Utility Box
I hereby certify that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class 'B' survey as specified therein. This property is subject to any easements & restrictions on record.

ALLAN ROGERS	
GINGER ROGERS	
OCONEE COUNTY	SOUTH CAROLINA
CENTER TOWNSHIP	MARCH 12, 2002
SCALE 1" = 60'	JOB # DWG20-SNOW14

JOHN R LONG & ASSOCIATES

Registered Land Surveyors

P.O. Box 29633
Clemson, SC 29633

Phone & Fax 864-654-5033

SURVEYING - GPS CONTROL - PLANNING

PARCEL #15



Parcel Information

Parcel ID 280-00-05-059
Neighborhood 5509500 - Snow Creek Acres
Property Address 206 GRANITE DR
Legal Description LOT 13 SNOW CREEK ACRES
(Note: Not to be used on legal documents.)
Acres 1.18
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

GRANT TIMOTHY L & RHONDA S
 206 GRANITE DR
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0
R - Residential	0.18	7,841	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1468
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 2000
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$129,537
Condition Average

Valuation

Assessed Year	2022
Land Value	\$21,440
Improvement Value	\$129,537
Accessory Value	\$0
Total Value (Market)	\$150,977
Land Value	\$0
Improvement Value	\$129,537
Accessory Value	\$0
Total Value (Capped)	\$129,537

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/11/2000	1088 55		\$115,000	0: Valid Arms-length	CHUPP ERVIN & MARJORIE	GRANT TIMOTHY L & RHONDA S J/S

Sketches

BOOK 1088 PAGE 055

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

Grantee Address:

206 Granite Dr.
Seneca, SC.
29678

OCONEE COUNTY

STATE TAX

299.00

COUNTY TAX

126.50

TITLE TO REAL ESTATE

EXEMPT

KNOW ALL MEN BY THESE PRESENTS that we, **ERVIN CHUPP AND MARJORIE CHUPP**, in the state aforesaid, for and in consideration of the sum of One hundred fifteen thousand and 00/100 (\$115,000.00) dollars, to us in hand paid by **TIMOTHY L. GRANT AND RHONDA S. GRANT**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said **TIMOTHY L. GRANT AND RHONDA S. GRANT**, for and during the terms of their natural lives and upon the death of either to the survivor, his or her heirs and assigns forever.

All that certain piece, parcel or lot of land together with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Oconee, Center Township, being known and designated as Lot Number Thirteen (13) of Snow Creek Acres Subdivision, containing (1.178) ACRES, more or less, as shown and more fully described on a Plat thereof by John R. Long, Surveyor, recorded of even date herewith in Plat Book A152 page 5, records of Oconee County, South Carolina.

This conveyance is made subject to the protective covenants and restrictions as to use of lots in this Subdivision set out and enumerated in instrument of record in Deed Book 995, page 251, Deed Book 1049, page 260 and Deed Book 1049, page 263, records of Oconee County, all of which are to run with the land, and is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

This is the identical lot of land conveyed to Ervin Chupp and Marjorie Chupp by deed of Vernon J. Kauffman, recorded on the 17th day of June, 1999 in Deed Book 1036 at page 289 in the office of the Clerk of Court in and for Oconee County, South Carolina.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

Recorded this 11th day of May, 2000Book 06 Page 1857

Fee

R. P. Williams
Auditors Oconee County, S.C.

THIS PROPERTY DESIGNATED AS

MAP 220 SUB 00 BLK 05 PARC 059

ON OCONEE COUNTY TAX MAPS

(Page #1 of 2 Pages)

R. P. Williams
OCONEE COUNTY ASSESSOR

FILED OCONEE, SC
SALLIE C. SMITH
CLERK OF COURT

2000 MAY 15 P 4:01

BOOK 1088 PAGE 056

TO HAVE AND TO HOLD all and singular, the premises before mentioned unto the said **TIMOTHY L. GRANT AND RHONDA S. GRANT**, for and during the terms of their natural lives and upon the death of either to the survivor, his or her heirs and assigns forever.

AND, we do hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned unto the said **TIMOTHY L. GRANT AND RHONDA S. GRANT**, for and during the terms of their natural lives and upon the death of either to the survivor, his or her heirs and assigns, from and against us and our heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 11th day of May, in the two thousandth year of our Lord and in the two hundred twenty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

Vernon Kauffman
E.D. Release

Ervin Chupp [SEAL]
ERVIN CHUPP

Marjorie E. Chupp [SEAL]
MARJORIE CHUPP

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

PROBATE

PERSONALLY APPEARED, the Undersigned witness, who being duly sworn says that (s)he saw the within named Grantors, **ERVIN CHUPP AND MARJORIE CHUPP**, sign, seal and as their act and deed deliver the within written instrument for the uses and purposes therein mentioned and that the Deponent, together with the second witness above subscribed, witnessed the execution thereof.

Vernon Kauffman

Sworn to before me this 11th day of May, 2000

E.D. Release [LS]

Notary Public of South Carolina

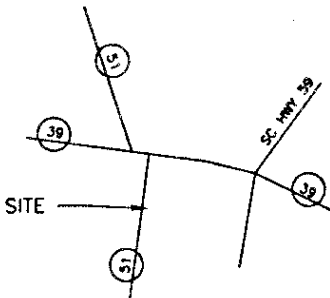
My Commission Expires 1/3-2009

(Page #2 of 2 Pages)

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.57	N10°29'44"E
L2	38.05	N68°28'24"W
L3	34.17	S17°16'49"E
L4	57.32	N17°16'49"W
L6	28.85	S43°26'15"W

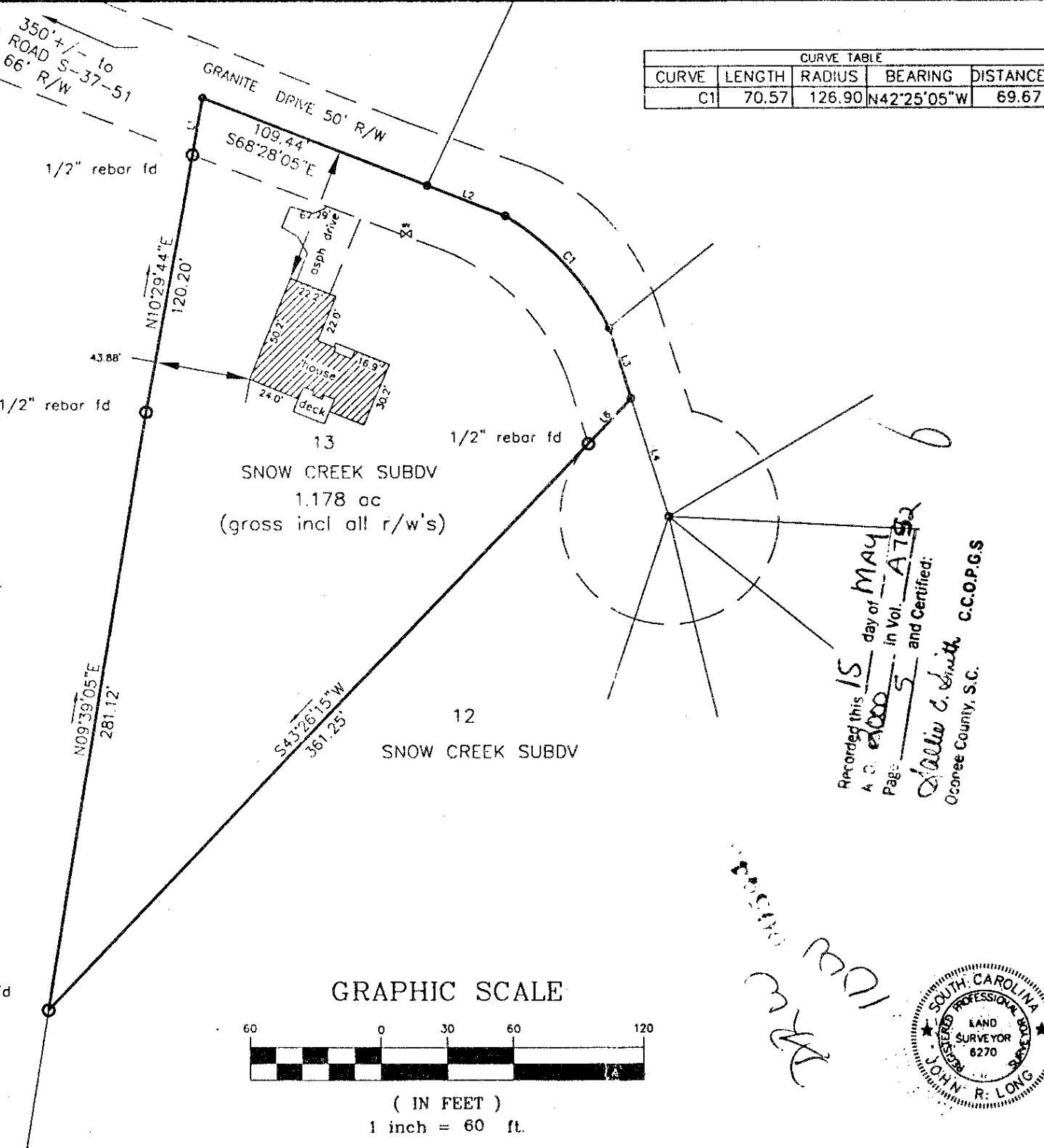
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	DISTANCE
C1	70.57	126.90	N42°25'05"W	69.67

DB 704-128
PB P60-26, A79-6
TAX PARCEL 280-00-05-014



Location Map A-1-a

MARY ELIZABETH NIX
BESSIE A PARKER
DB 704-128
PB P60-26
TAX PARCEL 280-00-05-014



Recorded this 15 day of MAY
A.C. 2000 in Vol. A792
Page 5 and Certified:
Shaw C. Smith
Oconee County, S.C. C.C.O.P.G.S.

Ervin Chapp & Marjorie Chapp to
Deed 1088 pa 55
plat for

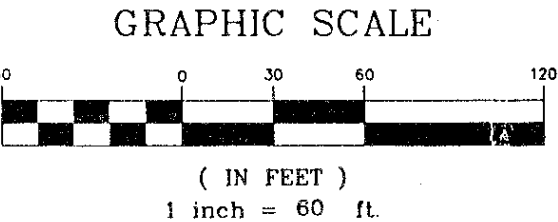
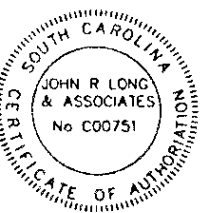
Legend:
Irr/S = Iron Pin or Pipe Found/Set.
RR = Railroad Spike, N/C = Nail & Cap, P/K = P/K Nail
UP = Utility pole, LP = Light Pole, WM = Water Meter
MH = Manhole, SD = Storm Drain, UB = Utility Box
I hereby certify that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and exceeds the requirements for a Class 'B' survey as specified therein. This property does not encroach on adjoining property and adjoining property does not encroach on this property (except as shown) and this house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

TIMOTHY GRANT

RHONDA GRANT

OCONEE COUNTY	SOUTH CAROLINA
CENTER TOWNSHIP	MARCH 27, 2000
SCALE 1" = 60'	JOB # DWG20-SNOW13

JOHN R LONG & ASSOCIATES
Registered Land Surveyors
PO Box 98
Clemson, SC 29633
Phone & Fax 864-654-5033
SURVEYING - GPS CONTROL - PLANNING



John R Long SC PLS 6270

PARCEL #16



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-072
Neighborhood 5509500 - Snow Creek Acres
Property Address 207 GRANITE DR
Legal Description LOT 6 SNOW CREEK ACRES (1.09AC)
 (Note: Not to be used on legal documents.)
Acres 1.09
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

DOLINA KEVIN M & PENNY M
 207 GRANITE DR
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0
R - Residential	0.09	3,920	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1334
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 2002
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$128,008
Condition Average
House Address 207 GRANITE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	2005	12x16 / 0	0

Valuation

Assessed Year	2022
Land Value	\$20,720
Improvement Value	\$128,008
Accessory Value	\$1,670
Total Value (Market)	\$150,398
Land Value	\$0
Improvement Value	\$128,008
Accessory Value	\$0
Total Value (Capped)	\$128,008

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/10/2019	2456 112		\$144,280	0: Valid Arms-length	HALEY DONALD W	DOLINA KEVIN M & PENNY M
1/6/2012	1875 340		\$5	2: Family or business relation	HALEY DONALD W & CYNTHIA	HALEY DONALD W
1/26/2009	1701 55		\$10	2: Family or business relation	HALEY DONALD W & CYNTHIA	HALEY DONALD W & CYNTHIA

Sketches

Doc ID: 005433480005 Type: DEE
BK 2456 PG 112-116

**State of South Carolina
County of Oconee**

TITLE TO REAL ESTATE

Deed Prepared By:

Bradley K. Richardson, P.C.
Attorney at Law
133 Straight Drive
Anderson, SC 29625
450 Big Pond 123 St
Seneca, SC 29678

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
MAP 280 SUB 00 BLK 05 PARC 072
ON OCONEE COUNTY TAX MAPS

APR 13 2019
OCONEE COUNTY ASSESSOR

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

2019 APR 10 P 3:13

KNOW ALL MEN BY THESE PRESENTS, THAT **Donald W. Haley**, whether one or more, called Grantor, in the State aforesaid for/and in consideration of the sum of **Five and 00/100 (\$5.00) dollars and other consideration (see affidavit filed)**

To Grantor in hand paid at and before the sealing of these presents by **Kevin M. Dolina and Penny M. Dolina, as joint tenants with rights of survivorship and not as tenants in common** hereinafter, whether one or more, called Grantee, (the receipt whereof is hereby acknowledged), have/has granted, bargained, sold and released, and by these Presents do(es) grant, bargain, sell and release unto the said Grantee and Grantee's heirs, or successors, and assigns forever the following described property, to wit:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Oconee, Center Township, being shown and designated as Lot Number Six (6), of Snow Creek Acres, on that certain plat prepared by John R. Long, RLS #6270, dated June 28, 2002, and recorded in the Office of the Register of Deeds for Oconee County, South Carolina in Plat Book A886 at Page 2, and having the metes and bounds, courses and distances as upon said plat appear.

ALSO, ALL that certain non-exclusive easement and right of way for ingress and egress to the aforementioned property over Granite Drive, said right of way running in a southeasterly direction from South Carolina Highway S-37-51 approximately 470 feet to the aforementioned property, said right of way includes the right to lay, construct and maintain utilities within said 50 foot right of way.

FOR INFORMATIONAL PURPOSES ONLY

TMS # 280-00-05-072
Property Address: 207 Granite Drive, Seneca, SC 29678
Grantee Address: 207 Granite Drive, Seneca, SC 29678

OCONEE COUNTY
STATE TAX 375.70
COUNTY TAX 158.95
EXEMPT _____

APR 11 2019

[Signature]
Auditor, Oconee County S.C.

10⁰⁰
(pm)
12307

DERIVATION:

This being the same property conveyed unto Donald W. Haley by deed of Kauffman Truss, Inc., dated July 3, 2002 and recorded on July 9, 2002 in the Office of the Register of Deeds for Oconee County, South Carolina in Book 1228 at Page 48; property was then conveyed unto Donald W. Haley and Cynthia Haley by deed of Donald W. Haley, dated December 31, 2008 and recorded on January 23, 2009 in the Office of the Register of Deeds for Oconee County, South Carolina in Book 1701 at Page 55; property was then conveyed unto Donald W. Haley by deed of Cynthia Haley, dated January 4, 2012 and recorded on January 6, 2012 in the Office of the Register of Deeds for Oconee County, South Carolina in Book 1875 at Page 340.

This conveyance is made subject to all Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

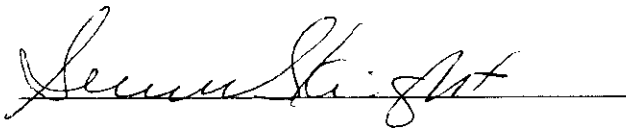
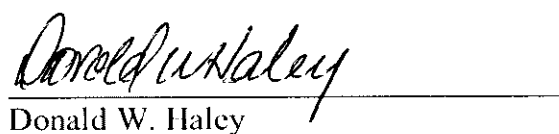
TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee **as joint tenants with rights of survivorship and not as tenants in common** their heirs, or successors, and assigns, forever.

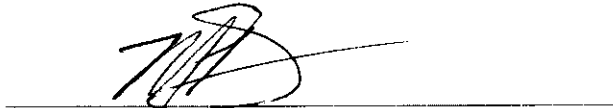
AND Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Assigns, Executors and Personal Representatives to warrant and forever defend, all and singular, the said Premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors and Assigns, and all persons whomsoever as may be lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's Hand and Seal, this 8 day of April, in the year of our Lord 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Donald W. Haley



The State of South Carolina

Oconee County

I, the undersigned Notary Public for South Carolina, do hereby certify that Donald W. Haley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 8 day of April, 2019 AD.



(SEAL)

Notary Public of South Carolina

My Commission Expires: 8/27/23



STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE) AFFIDAVIT

FILED OODNEE COUNTY, SC
Page 1 ANNA K. DAVISON
REGISTER OF DEEDS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says: 2019 APR 10 P 3:13

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 207 Granite Drive, Seneca, SC 29678 bearing Oconee County Tax Map Number 280-00-05-072 ,was transferred by Donald W. Haley to Kevin M. Dolina and Penny M. Dolina on April 8, 2019.
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 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 moneys worth in the amount of \$ 144,280.00
- (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: \$ 144,280.00 |
| (b) | Place the amount listed in item 5 above here: <u>0</u>
(If no amount is listed, place zero here.) |
| (c) | Subtract Line 6(b) from Line 6(a) and place result here: \$ 144,280.00 |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$534.65 .

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

9. I understand that a person required to furnish this affidavit who willfully 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

Donald W. Haley
Donald W. Haley

SWORN to before me this 8th
day of April, 2019

[Signature]
Notary Public for SC

My Commission Expires: 8/27/23



INFORMATION

Except as provided in this paragraph, the term 'value' means the consideration paid or to be paid in money or moneys worth for the realty. Consideration paid or to be paid in moneys 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 moneys 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, a 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. A 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 quit claim 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 quit claim 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.

FILED FOR RECORD
OCCONEE COUNTY, S.C.

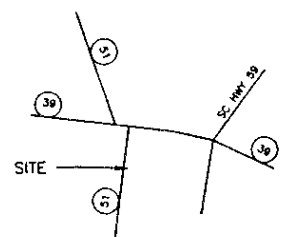
2002 JUL -8 A 11 58

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.05	N68°28'24"W
L2	24.19	N25°19'51"E

CURVE TABLE				
CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	N42°25'05"W	69.67	70.57	126.90

REF MY PLAT FOR VERNON KAUFFMAN ON
8-26-98

TAX PARCEL 280-00-05-014 (PORTION)



location map n-1-s

EDWARD LAND
DB 715-73
PB A-31-08
TAX PARCEL 280-00-05-031

LOT 2
SNOW CREEK ACRES

LOT 3
SNOW CREEK ACRES

LOT 4
SNOW CREEK ACRES

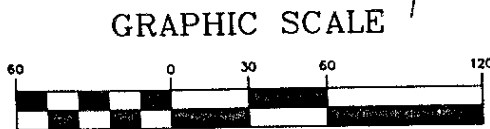
LOT 5
SNOW CREEK ACRES

LOT 6
SNOW CREEK ACRES
1.09 ac (gross incl all R/Ws)

LOT 7
SNOW CREEK ACRES

Record this 8 day of July 2002
Vol. A886 Pg. 2 and Certified
Register of Deeds, Oconee County

MARY ELIZABETH NIX
BESSIE A PARKER
DB 704-128
PB P60-26
TAX PARCEL 280-00-05-014



(IN FEET)
1 inch = 60 ft.

LOT 6 SNOW CREEK ACRES
plat for Kauffman Truss Inc

DRW
10.00 010393

DONALD W HALEY	
Ded 1928 71 48	
OCONEE COUNTY	SOUTH CAROLINA
CENTER TOWNSHIP	JUNE 28, 2002
SCALE 1" = 60'	JOB # DWG20-SNOW5
JOHN R LONG & ASSOCIATES Registered Land Surveyors on file Clemson, SC 29639	



SURVEYING - GPS CONTROL - PLANNING

John R Long SC PLS 8270

MAGNETIC

PARCEL #17



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-061
Neighborhood 5509500 - Snow Creek Acres
Property Address 205 GRANITE DR
Legal Description LOT 5 SNOW CREEK ACRES (1.01AC)
(Note: Not to be used on legal documents.)
Acres 1.01
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

MCKENZIE JULIA L
 205 GRANITE DR
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0
R - Residential	0.01	436	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1504
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 2000
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$126,330
Condition Average

Valuation

Assessed Year	2022
Land Value	\$20,080
Improvement Value	\$126,330
Accessory Value	\$0
Total Value (Market)	\$146,410
Land Value	\$0
Improvement Value	\$126,330
Accessory Value	\$0
Total Value (Capped)	\$126,330

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/15/2013	1974 92		\$0	9: Other Not Valid	MCKENZIE ROY G & JULIA L	MCKENZIE JULIA L
8/19/2000	1104 164		\$124,900	0: Valid Arms-length	BEAR MICHEAL EDWARD	MCKENZIE ROY G & JULIA L

Sketches



Doc ID: 004268050003 Type: DEE

BK 1974 PG 92-94

OCONEE COUNTY

STATE TAX _____
 COUNTY TAX ✓
 EXEMPT ✓

NO TITLE EXAMINATION PERFORMED BY
 LAW OFFICE OF BRADLEY A. NORTON, P.A.
 PO BOX 490, WALHALLA, SC 29691

Ref: Grantee's Address: 205 Granite Dr.; Seneca, SC 29678

10-00 STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
 COUNTY OF OCONEE) (DEED)

000574
 KNOW ALL MEN BY THESE PRESENTS, THAT I, ROY G. MCKENZIE (HEREINAFTER REFERRED TO AS Grantor), for and in consideration of a Family Court Order/Agreement, the receipt of which is hereby acknowledged by me, have granted, bargained, sold and released, and by these presents do hereby grant, bargain, sell and release, unto JULIA L. MCKENZIE, (hereinafter referred to as Grantee) and the Grantee's heirs or successors and assigns forever, all of her right and interest in and to the following property:

ALL that certain piece, parcel or lot of land situate, lying and being in Oconee County, South Carolina, Center of Township, being known and designated as Lot Number Five (5) of Snow Creek Acres, containing 1.01 acres, more or less, as shown and more fully described on a plat thereof prepared by John R. Long, SC PLS #6270, dated January 12, 2000, and recorded in Plat Book A-733, at page 7, records of Oconee County, South Carolina.

This being the identical property conveyed unto Roy G. McKenzie and Julia L. McKenzie by deed from Michael Edward Bear, dated August 18, 2000, and recorded in Deed Book 1104, at page 164, records of Oconee County, South Carolina.

This conveyance is made subject to easements, rights-of-way, set-back lines, zoning ordinances, covenants and/or restrictions of records and/or appearing on the premises, and specifically to those Protective Covenants and Restrictions as recorded on Deed Book 995, at page 251, Deed Book 1049, at page 260, and in Deed Book 1049, at page 263, and as otherwise amended and/or supplemented in the records of Oconee County, South Carolina.

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
 MAP 280 SUB 20 BLK 05 PARC 061
 ON OCONEE COUNTY TAX MAPS

Genda Shugart
 OCONEE COUNTY ASSESSOR

Recorded this 16 day of June 2013
 Book 2013 Page 28041
 98

Heather E. Nix
 Oconee County, S.C.

FILED FOR RECORD
 OCONEE COUNTY, S.C.
 REGISTER OF DEEDS

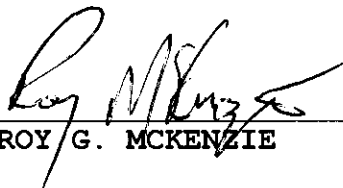
2013 JUL 15 P 2:51

This property is located at 205 Granite Drive, Westminster, South Carolina, 29693, and has is portion of Oconee County Tax Map #280-00-05-054.

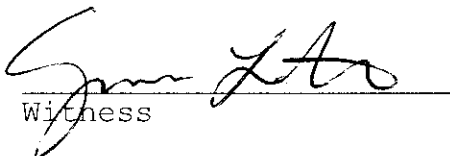
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **JULIA L. MCKENZIE**, their heirs and assigns forever.

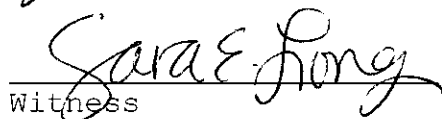
WITNESS my hand and seal this 15th day of July, 2013.



ROY G. MCKENZIE



Witness



Witness

STATE OF SOUTH CAROLINA

)

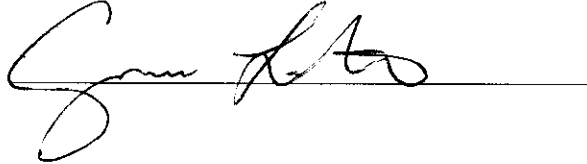
)

PROBATE

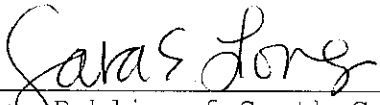
COUNTY OF OCONEE

)

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named **GRANTOR** sign, seal and as their act and deed, deliver the within Deed for the uses and purposes therein mentioned, and that (s)he with the other subscribed witness witnessed the execution thereof.



Sworn to before me this 15th
day of July, 2013.



Notary Public of South Carolina
My Commission expires: 5/29/2023

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.19	N25°19'51"E

2000 JAN 27 P 14 21

REF MY PLAT FOR VERNON KAUFFMAN ON 8-26-98

TAX PARCEL 280-00-05-014 (PORTION)

LOT 2
SNOW CREEK ACRES

LOT 3
SNOW CREEK ACRES

LOT 4
SNOW CREEK ACRES

LOT 5
SNOW CREEK ACRES
1.01 ac (gross incl all R/W's)

LOT 6
SNOW CREEK ACRES

SC ROAD S-37-51
66' R/W

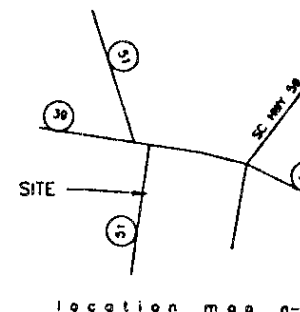
MARY ELIZABETH NIX
BESSIE A PARKER
DB 704-128
PB P60-26
TAX PARCEL 280-00-05-014

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Recorded this 27 day of Jan
A. D., 19 2000 in Vol. 4733
Page 7 and Certified:
David C. Smith C.C.O.P.G.S.
Oconee County, S.C.



Legend:
IPF/S = Iron Pin or Pipe Found/Set
RP = Railroad Spike, N/C = Nail & Cap, P/N = P/N Nail
UB = Utility one (P) = Light Pole, W = Water Meter
MH = Manhole, SD = Storm Drain, UB = Utility Box
I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein. This property does not encroach on adjoining property and adjoining property does not encroach on this property (except as shown) and this house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

LOT 5 SNOW CREEK ACRES
plat for *Kauffman Trusts Inc*

MIKE BEAR- AKA Michael Edward Bear	
OCONEE COUNTY	SOUTH CAROLINA
CENTER TOWNSHIP	JANUARY 12, 2000
SCALE 1" = 60'	JOB # DWG20-SNOW5
JOHN R LONG & ASSOCIATES Registered Land Surveyors PO Box 87 29633 Clemson, SC Phone & Fax 864-634-3033	
SURVEYING - GPS CONTROL - PLANNING	

Deed 1071 P 8 144

200000 & 300000 100000

PARCEL #18



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-063
Neighborhood 5509500 - Snow Creek Acres
Property Address 203 GRANITE DR
Legal Description LOT 4 SNOW CREEK ACRES (1.07 AC) ADD BP00-014
(Note: Not to be used on legal documents.)
Acres 1.07
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

PADGETT JOHN L & ALICE M
 203 GRANITE DR
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0
R - Residential	0.07	3,049	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1707
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 2000
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$129,368
Condition Average
House Address 203 GRANITE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Garage: (Detached)	2000	24x35 / 0	0

Valuation

Assessed Year	2022
Land Value	\$20,560
Improvement Value	\$129,368
Accessory Value	\$14,040
Total Value (Market)	\$163,968
Land Value	\$0
Improvement Value	\$129,368
Accessory Value	\$0
Total Value (Capped)	\$129,368

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/28/2021	2712 150	A665 8	\$248,000	0: Valid Arms-length	WATSON MARVA M	PADGETT JOHN L & ALICE M
10/2/2014	2057 4		\$0	9: Other Not Valid	WATSON FREDERICK H & MARVA M	WATSON MARVA M

Sketches

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

2021 JUL 28 PM 2:42

State of South Carolina
County of Oconee

TITLE TO REAL ESTATE

JUL 28 2021

Deed Prepared By:

ENV - \$15.00

Bradley K. Richardson, P.C.

Attorney at Law 450 ByPass 123

133 Straight Drive Ste D

Anderson, SC 29625 Seneca SC 29678

Auditor, Oconee County S.C.

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
TAX MAP 280-00-05-054
ON OCONEE COUNTY TAX MAPS

13. 122.
OCONEE COUNTY ASSESSOR



Barcode ID: 2132131 Type: DEE
Recorded: 07/28/2021 at 02:42:00 PM
Fee Amt: \$932.60 Tax: \$917.60
Oconee, South Carolina, Register Of Deeds Off
Anna Davison - Register Of Deeds
Page 1 of 4

BK 2712 PG 150-153

KNOW ALL MEN BY THESE PRESENTS, THAT **Marva M. Watson**, whether one or more, called Grantor, in the State aforesaid for/and in consideration of the sum of **Five and 00/100 (\$5.00) dollars and other consideration (see affidavit filed)**

To Grantor in hand paid at and before the sealing of these presents by **John L. Padgett and Alice M. Padgett**, as joint tenants with rights of survivorship and not as tenants in common hereinafter, whether one or more, called Grantee, (the receipt whereof is hereby acknowledged), have/has granted, bargained, sold and released, and by these Presents do(es) grant, bargain, sell and release unto the said Grantee and Grantee's heirs, or successors, and assigns forever the following described property, to wit:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Oconee, Center Township, being known and designated as Lot Number Four (4) of Snow Creek Acres, containing 1.07 acres, more or less, as shown and more fully described on a plat prepared by John R. Long, RLS #6270, dated December 2, 1998, and recorded on March 16, 1999, in the Office of the Register of Deeds for Oconee County, South Carolina in Plat Book A665 at Page 8 and having the metes and bounds, courses and distances as upon said plat appear and incorporated herein by reference thereto.

TMS # 280-00-05-054

Property Address: 203 Granite Drive, Seneca, SC 29678

Grantee Address: 203 Granite Drive, Seneca, SC 29678

DERIVATION:

This being the same property conveyed unto Frederick H. Watson and Marva M. Watson by deed of Vernon J. Kauffman, dated July 11, 2000 and recorded on July 11, 2000 in the Office of the Register of Deeds for Oconee County, South Carolina in Book 1097 at Page 204; thereafter, Frederick H. Watson died on June 27, 2010, as shown in deed of distrubtion to Marva M. Watson, dated September 25, 2014 and recorded on October 2, 2014 in the Office of the Register of Deeds for Oconee County, South Carolina in Book 2057 at Page 4.

OCONEE COUNTY
STATE TAX 644.80
COUNTY TAX 272.80
EXEMPT _____

This conveyance is made subject to all Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

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 as **joint tenants with rights of survivorship and not as tenants in common** their heirs, or successors, and assigns, forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Assigns, Executors and Personal Representatives to warrant and forever defend, all and singular, the said Premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors and Assigns, and all persons whomsoever as may be lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's Hand and Seal, this 26th day of July, in the year of our Lord 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

James E. [Signature] RN

Marva M. Watson
Marva M. Watson

Rebecca R. Dickens RN

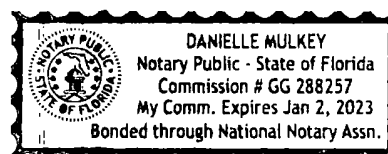
The State of Florida

Lee County

I, the undersigned Notary Public for Florida, do hereby certify that Marva M. Watson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 26 day of July, 2021 AD.

Danielle Mulkey (SEAL)
Notary Public of Florida
My Commission Expires:



FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

)
) AFFIDAVIT

2021 JUL 28 PM 2:42 Page 1 of 2

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 203 Granite Drive, Seneca, SC 29678 bearing Oconee County Tax Map Number 280-00-05-063, was transferred by Marva M. Watson to John L. Padgett and Alice M. Padgett on July 27, 2021.
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 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.)

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 moneys worth in the amount of \$ 248,000.00
- (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: \$ 248,000.00
- (b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 248,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$917.60

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

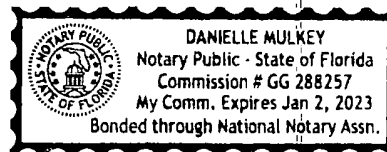
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

SWORN to before me this
26 day of July, 2021.

Daniel Mulkey
Notary Public for FL
My Commission Expires: 1-2-2023

Marva M. Watson
Marva M. Watson



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, a 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. A family means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of 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 quit claim 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 quit claim 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.

SNOW CREEK ACRES
2 1999 MAR 16 P 4: 51

REF MY PLAT FOR VERNON KAUFFMAN ON
8-26-98
TAX PARCEL 280-00-05-014 (PORTION)



SC ROAD S-37-51
66' R/W

PK NAIL
set

N74°34'24"W
176.31'

SNOW CREEK ACRES
3

1/2" rebar
set

S74°34'24"E
152.19'

1/2" rebar
set

SNOW CREEK ACRES
4

1.07 ac (Gross incl all R/W's)

S21°42'56"W
281.83'

SNOW CREEK ACRES
5

S18°13'50"W
272.98'

1/2" rebar
set

1/2" rebar
set

N68°17'04"W
144.06'

1/2" rebar
set

MARY ELIZABETH NIX
BESSIE A PARKER
DB 704-128
PB P60-26
TAX PARCEL 280-00-05-014

50' R/W PROPOSED ROAD

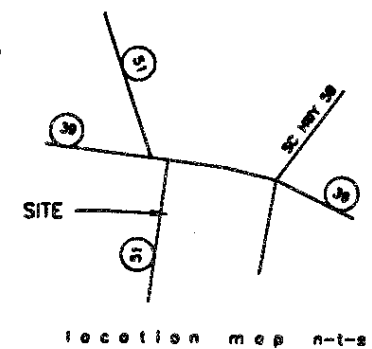
N68°17'03"W
169.45'

S18°13'50"W
26.07'

EXISTING DIRT RD

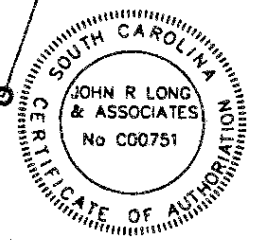
1/2" rebar
set

Recorded this 16 March 99
day of AD, 19 99
Vol 166-5 Page 8 and certified
Sallie C. Smith C.C.P.G.S.
Oconee County, S.C.

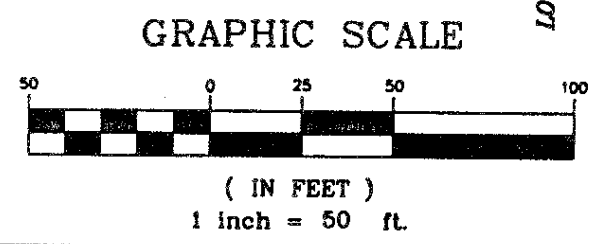


Legend:
IP/P/S = Iron Pin or Pipe Found/Set.
RR = Railroad Spike, N/C = Nail & Cap, P/A = P/A Nail
LP = Light Pole, LP = Light Pole, WM = Water Meter
MH = Manhole, SD = Storm Drain, UB = Utility Box
I hereby certify that to the best of my knowledge, information,
and belief, the survey shown hereon was made in accordance
with the requirements of the Minimum Standards Manual for the
Practice of Land Surveying in South Carolina, and meets or
exceeds the requirements for a Class "B" survey as specified
therein. This property does not encroach on adjoining property
and adjoining property does not encroach on this property
(except as shown) and this house is not located in a current
designated flood hazard area. This property is subject to any
easements & restrictions on record.

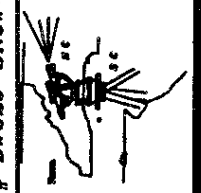
John R. Long SC PLS 6270



LOT 4 SNOW CREEK ACRES
plat for Index:



VERNON KAUFFMAN		
OCONEE COUNTY	SOUTH CAROLINA	
CENTER TOWNSHIP	DECEMBER 02, 1998	
SCALE 1" = 50'	JOB # DWG20-SNOW4	



JOHN R. LONG & ASSOCIATES
Registered Land Surveyors
PO Box 981
Clemson, SC 29633
Phone & Fax 864-654-5033

SURVEYING - GPS CONTROL - PLANNING



PARCEL #19



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-056
Neighborhood 5509500 - Snow Creek Acres
Property Address 201 GRANITE DR
Legal Description LOT 3 SNOW CREEK ACRES (1.00 AC)
(Note: Not to be used on legal documents.)
Acres 1
Class 101 Residential 1 Family
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

VAN WORMER TERRI & NATHANIEL WAYNE
 201 GRANITE DR
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1368
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 2000
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$120,236
Condition Average
House Address 201 GRANITE

Valuation

Assessed Year	2022
Land Value	\$20,000
Improvement Value	\$120,236
Accessory Value	\$0
Total Value (Market)	\$140,236
Land Value	\$0
Improvement Value	\$120,236
Accessory Value	\$0
Total Value (Capped)	\$120,236

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/18/2021	2720 20	A650 3	\$200,000	0: Valid Arms-length	KEY ESTATES LLC	VAN WORMER TERRI & NATHANIEL WAYNE
6/9/2021	2695 234	A650 3	\$140,000	0: Valid Arms-length	DODSON STANTON & EVELYN POWELL J/S	KEY ESTATES LLC
10/14/2005	1454 122		\$140,000	NULL	SEITZ GREGORY TODD &	DODSON STANTON & EVELYN POWELL J/S
9/9/1999	1050 80		\$110,000	0: Valid Arms-length	KAUFFMAN THERESA	SEITZ GREGORY TODD &

Sketches

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

Cross
AUG 18 2021

2021 AUG 18 PM 4:31

Auditor, Oconee County S.C.



Barcode ID: 2138662 Type: DEE
Recorded: 08/18/2021 at 04:31:00 PM
Fee Amt: \$755.00 Tax: \$740.00
Oconee, South Carolina, Register Of Deeds Off
Anna Davison - Register Of Deeds
Page 1 of 6

BK **2720** PG **20-25**

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF OCONEE)

Parties to this Deed:

Key Estates LLC

hereinafter, whether one or more, the "Grantor"

and

Terri Van Wormer and Nathaniel Wayne Van Wormer

201 Granite Drive, Seneca, SC 29678

hereinafter, whether one or more, the "Grantee"

KNOW ALL BY THESE PRESENTS, that the Grantor for and in consideration of the sum of TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) in hand paid by the Grantee the receipt and sufficiency of which is hereby acknowledged, subject to the matters set forth below, has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and release unto **the Grantee, as joint tenants with right of survivorship and not as tenants in common**, his or her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, together with any and all improvements located thereon, lying and being situate in the State of South Carolina, County of Oconee, being known and designated as Lot 3 of Snow Creek Acres Subdivision as shown and more fully described on a Plat of Survey prepared by John R. Long recorded in Plat Book A650 at Page 3, records of the Register of Deeds Office for Oconee County, South Carolina; having the metes and bounds, courses and distances as appear upon said Plat, being incorporated herein by reference thereto.

This conveyance is made subject to any and all easements, rights-of-way, set back lines, zoning ordinances, covenants, restrictions, and any other encumbrances of record or which may otherwise be shown upon the property.

This being the property conveyed unto Key Estates LLC by Deed of Stanton Dodson and Evelyn Powell recorded June 9, 2021 in Deed Book 2695 at Page 234 records of the Register of Deeds Office for Oconee County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in anywise incident or appertaining.

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 280-00-05 PARCEL 056
ON OCONEE COUNTY TAX MAPS
13. 122.
OCONEE COUNTY ASSESSOR

TMS # 280-00-05-056

OCONEE COUNTY
STATE TAX 520.00
COUNTY TAX 220.00
EXEMPT

TO HAVE AND TO HOLD all and singular the premises before the aforementioned unto the said Grantee, as joint tenants with right of survivorship and not as tenants in common, his or her heirs and assigns forever.

AND, SUBJECT TO the matters set forth above, the Grantor does hereby bind the Grantor and Grantor's heirs, successors, assigns, executors and/or administrators to warrant and forever defend all and singular the said premises unto the said Grantee, as joint tenants with right of survivorship and not as tenants in common, his or her heirs and assigns, against the Grantor's heirs, successors, assigns, executors and/or administrators, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.

The designation "Grantor" or "Grantee" as used herein shall include the singular, plural, masculine, feminine or neuter as required by context.

The remainder of the page intentionally left blank

WITNESS, the Grantor's hand and seal this 13th day of August, 2021.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Witnesses:

Key Estates LLC

By: Cliff Stoltzfus
Cliff Stoltzfus, Member

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF OCONEE)

)

I, Nathan A. Guinn, a Notary Public for the State of South Carolina, do hereby certify that the Grantor personally appeared before me this 13th day of August, 2021, and acknowledged the due execution of the foregoing instrument.



(LS)
Notary Public for South Carolina
My Commission Expires: 02/11/26

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS
2021 AUG 18 PM 4:31

 **AIREY LAW**

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

)
)
)**AFFIDAVIT**

PERSONALLY APPEARED BEFORE ME, the undersigned who being duly sworn says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is described as **bearing Tax Map Number # 280-00-05-056**
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 affidavit):

(If exempt, please skip items 4-7, and go to item 8 of this affidavit)

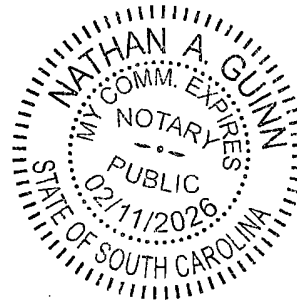
4. Check one of the following if either item 3(a) or 3(b) above has been checked (See information section of this affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 200,000.00.
 - (b) The fee is computed on the fair market value of the realty which is:
 - (c) The fee is computed on the fair market value of the realty as established or 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: 200,000.00
 - (b) Place the amount listed in item 5 above here: \$.00
 - (If no amount is listed, place zero here)
 - (c) Subtract 6(b) from 6(a) and place the result here: 200,000.00
7. The deed recording fee due is based on the amount listed on Line 6c above and the deed recording fee due is **\$740.00**.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction: Seller.
9. I further understand that a person required to furnish this affidavit who willfully 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.

Key Estates LLC

By: Cliff Stoltzfus
Cliff Stoltzfus, Member

SWORN TO BEFORE ME THIS
13th day of August, 2021.

[Signature] (LS)
Notary Public for South Carolina
Commission Expires: 02/11/26



INFORMATION:

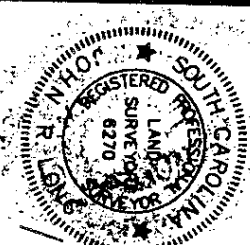
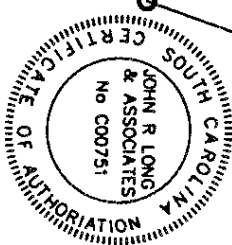
Except as provided in this paragraph, the term "value" means the consideration paid or to be paid in money or moneys worth for the realty. Consideration paid or to be paid in moneys worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market of the consideration must be used in calculating the consideration paid in moneys 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 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 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 subdivision, 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 interest 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 or 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 or 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 of 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 quit claim 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 quit claim 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 subdivision to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S. C. Section 79(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

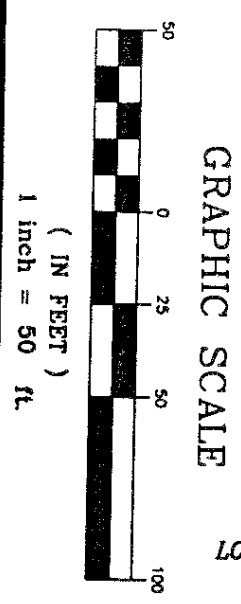


FILED OCONEE, SC

CLERK OF COURT

1998 DEC 23 P 4:44

MARY ELIZABETH NIX
BESSIE A PARKER
DB 704-128
PB P60-26
TAX PARCEL 280-00-05-014



016388

1000
gust

Recorded this 23 day of Dec 1998
Vol. 1650 Page 3 and certified
Sallie C. Smith C.C.C.P.G.S.
Oconee County, S.C.

Kauffman Truss Inc

LOT 3 SNOW CREEK ACRES
plat for

THERESA KAUFFMAN	
See Deed 1002 Pg 288	
OCONEE COUNTY	SOUTH CAROLINA
CENTER TOWNSHIP	DECEMBER 02, 1998
SCALE 1" = 50'	JOB # DWG20-SNOW3
JOHN R LONG & ASSOCIATES Registered Land Surveyors PO BOX 981 Clemson, SC 29633 Phone & Fax 864-654-5033	
SURVEYING - GPS CONTROL - PLANNING	

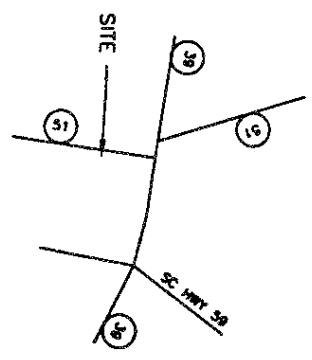
Legend:
IPF/S = Iron Pin or Pipe Found/Set,
RR = Railroad Spike, N/C = Nail & Cap, P/K = P/K Nail
UP = Utility pole, LP = Light Pole, WM = Water Meter
MH = Manhole, SD = Storm Drain, UB = Utility Box
I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein. This property does not encroach on adjoining property and adjoining property does not encroach on this property (except as shown) and this house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

John R Long

John R Long SC PLS 6270

1998 DEC 23 P 4:44

MAGNETIC



REF MY PLAT FOR VERNON KAUFFMAN ON
8-26-98
TAX PARCEL 280-00-05-014 (PORTION)

FILED OCONEE, SC
SALLIE C. SMITH

PARCEL #20



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-064
Neighborhood 5509500 - Snow Creek Acres
Property Address 135 SNOW CREEK RD
Legal Description LOT 2 SNOW CREEK ACRES(1.00AC) BP#1172/'02TY
(Note: Not to be used on legal documents.)
Acres 1
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

SLOAN JESSICA N & KAYLA B
 % SLOAN SUSAN S
 135 SNOW CREEK RD
 SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1541
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 2001
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$133,301
Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	2000	10x12 / 0	0
Carport: (Detached)	2000	24x24 / 0	0

Valuation

Assessed Year	2022
Land Value	\$20,000
Improvement Value	\$133,301
Accessory Value	\$3,590
Total Value (Market)	\$156,891
Land Value	\$0
Improvement Value	\$133,301
Accessory Value	\$0
Total Value (Capped)	\$133,301

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/19/2016	2175 262		\$0	9: Other Not Valid	MCCRARY DEWITT P %DYAR JERRY	SLOAN JESSICA N & KAYLA B
6/16/2001	1157 276		\$125,000	NULL	CHUPP ERVIN J & MARJORIE	MCCRARY DEWITT P %DYAR JERRY

Sketches



Doc ID: 004735470002 Type: DEE

STATE OF SOUTH CAROLINA BK **2175** PG **262-263**

IN THE PROBATE COURT

COUNTY OF OCONEE

**DEED OF DISTRIBUTION
(No Title Examination)
NOT A WARRANTY DEED**IN THE MATTER OF:
DEWITT P. MCCRARY A/K/A
DEWITT PAUL MCCRARY
(Decedent)

CASE NUMBER: 2015-ES-37-00-117

The undersigned states as follows:

Decedent died on January 25, 2015; and probate of the Estate is being administered in the Probate Court for Oconee County, South Carolina, in File #2015-ES-37-00-117.I was appointed Personal Representative on June 1, 2015.

Decedent owned real property described as follows:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, being known and designated as Lot Two (2) of SNOW CREEK ACRES, containing 1.0 acre, more or less, as shown and more fully described on a plat thereof prepared by John R. Long SC PLS #6270, dated July 25, 2000, and recorded in Plat Book A769, at Page 8, in the office of the Register of Deeds, Oconee County, South Carolina, reference to which is hereby given for a more complete and accurate description.

This conveyance is made subject to the protective covenants and restrictions as set forth in Deed Book 995, at Page 251, in Deed Book 1049, at Page 260, in Deed Book 1049, at Page 263, and further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

This being the identical property conveyed to Dewitt P. McCrary a/k/a Dewitt Paul McCrary by deed of Ervin J. Chupp and Marjorie Chupp, recorded June 19, 2001, in Deed Book 1157, at Page 276, in the office of the Register of Deeds, Oconee County, South Carolina.

Tax Map Number: 280-00-05-064

This transfer is made pursuant to:

- ☒ Decedent's Will
☐ Intestacy Statute: SCPC 62-2-103
☐ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS
 MAP 280 SUB 00 BLK 05 PARC 064
 ON OCONEE COUNTY TAX MAPS

[Signature]
 OCONEE COUNTY ASSESSOR

FILED OCONEE COUNTY, SC
 ANNA K. DAVISON
 REGISTER OF DEEDS
 2016 APR 19 P 1:30

011744
 DRWM
 10-00

OCONEE COUNTY
 STATE TAX _____
 COUNTY TAX ✓
 EXEMPT ✓

APR 20 2016

[Signature]
 Auditors Office

In accordance with the laws of the State of South Carolina, the Personal Representative does hereby release all of the Personal Representative's right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Susan S. Sloan, as Trustee for Jessica Nicole Sloan and Kayla Brooke Sloan,
under the decedent's Last Will and Testament dated November 26, 1997
Address: 658 Return Church Road, Seneca, SC 29678

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution, on this 9th day of April, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Kristy Simmons

Print Name: Kristy Simmons

Witness: Julie Alewine

Print Name: Julie Alewine

Estate of: Dewitt P. McCrary a/k/a Dewitt Paul McCrary
Signature of Personal
Representative: Susan S. Sloan

Print Name: Susan S. Sloan

STATE OF South Carolina)
COUNTY OF Seneca)

ACKNOWLEDGMENT

I, Pabrina Blassingame, Notary Public, a notary for the State of South Carolina do hereby certify that Susan S. Sloan, as Personal Representative of the Estate of Dewitt P. McCrary a/k/a Paul McCrary, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 9 day of April, 2016.

Pabrina Blassingame (SEAL)
(Signature of Notary Public)
Pabrina Blassingame
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: Sept 6, 2021

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

SC ROAD S-37-51
66' R/W

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2000 AUG 10 P 3:38

A circular professional seal for a land surveyor in South Carolina. The outer ring contains the text "SOUTH CAROLINA" at the top and "JOHN R. LONG" at the bottom, separated by two stars. The inner ring contains the text "REGISTERED PROFESSIONAL SURVEYOR". The center of the seal contains the text "LAND SURVEYOR" and the license number "6270".

(IN FEET)
1 inch = 50 ft.


location map of the

Legend:
 RFR /S = Iron Pin or Pipe Found/Set.
 RR = Railroad Spike, N/C = Nail & Cap. P/K = P/K Nail
 UP = Uity pole, t/P = Light Pole, WM = Water Meter
 MH = Manhole, SD = Storm Drain, UB = Uity Box

I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein. This property does not encroach on adjoining property and adjoining property does not encroach on this property (except as shown) and this house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

100
Kaufman ^{Plat 101} Truss Ave

ERVIN CHUPP MARJORIE CHUPP	
OCONEE COUNTY	SOUTH CAROLINA
CENTER TOWNSHIP	JULY 25, 2000
SCALE 1" = 50'	JOB # DWG20-SNOW2



JOHN R LONG & ASSOCIATES
Registered Land Surveyors
 PO BOX 980
 Clemson, SC 29633

Phone & Fax 864-654-5033

John R Long SC PLS 6270

PARCEL #21



Oconee County, SC

Parcel Information

Parcel ID 280-00-05-058
Neighborhood 5509500 - Snow Creek Acres
Property Address 129 SNOW CREEK RD
Legal Description LOT 1 SNOW CREEK ACRES
 (Note: Not to be used on legal documents.)
Acres 1
Class
Tax District OAKWAY (District 01)
Exemptions Legal Residence

[View Map](#)

Owner

SANDIFER BRANDON T
129 SNOW CREEK RD
SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	1	43,560	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1422
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Crawlspace
Attic Square Feet 0
Basement Square Feet 0
Year Built 2000
Roof Type Asphalt Shingles
Heating Type Cent Ht/AC-Ht Pmp
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$157,216
Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	2004	10x12 / 0	0
xUTILROOM	2001	12x12 / 0	0

Valuation

Assessed Year	2022
Land Value	\$20,000
Improvement Value	\$157,216
Accessory Value	\$2,070
Total Value (Market)	\$179,286
Land Value	\$0
Improvement Value	\$157,216
Accessory Value	\$0
Total Value (Capped)	\$157,216

PLEASE NOTE! THIS CONVEYANCE IS BEING MADE WITHOUT A TITLE EXAMINATION HAVING BEEN REQUESTED OR PERFORMED!

STATE OF SOUTH CAROLINA)

TITLE (DEED) TO REAL ESTATE

COUNTY OF OCONEE)

GRANTEE'S ADDRESS: 341 Cassidy Bridge Road, Mtn. Rest, SC 29664

PROPERTY ADDRESS: 129 Snow Creek Road, Seneca, SC 29678



Doc ID: 005465580003 Type: DEE

BK 2472 PG 337-339

NOW KNOW ALL MEN BY THESE PRESENTS THAT I, Charles A. Gahagan, Jr., hereinafter, whether one or more, called Grantor, in the State and County aforesaid for and in consideration of the sum of One Hundred Seventy-One Thousand, and No/100ths (\$171,000.00) Dollars to Grantor in hand paid at or before the sealing of these presents by **Brandon T. Sandifer**, hereinafter, whether one or more, called Grantee, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Brandon T. Sandifer his heirs and/or assigns forever** the following described property to wit:

All of my right, title and interest, of, in and to the following described real estate:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Oconee, Center Township, being known and designated as LOT NUMBER ONE (1) OF SNOWCREEK ACRES, containing 1.00 acres, more or less, as shown and more fully described on a plat thereof prepared by John R. Long, PLS #6270, dated June 29, 1999, and recorded in Plat Book A692, at Page 7, records of Oconee County, South Carolina.

This conveyance is made subject to the protective covenants and restrictions as to use of lots in this subdivision set out and enumerated in instrument of record in Deed Book 1049, at Page 260, records of Oconee County, South Carolina, all of which are to run with the land, and is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

JUN 10 2019

[Signature]
Auditor, Oconee County S.C.

OCONEE COUNTY

STATE TAX 444.60COUNTY TAX 188.10EXEMPT

FILED OCONEE COUNTY, SC
ANNA K. DAWSON
REGISTER OF DEEDS

2019 JUN -7 P 12:10

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAJOR SUBDIVISION PARCEL
ON OCONEE COUNTY TAX MAPS
13.12
OCONEE COUNTY ASSESSOR

1000
Owens
14979

This being the identical property conveyed unto Charles A. Gahagan, Jr. by deed of Margaret C. Wilson dated August 5, 2008 and recorded August 6, 2008 in Deed Book 1675, at Page 255, Records of Oconee County, South Carolina.

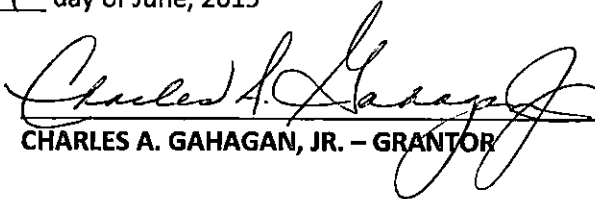
TMS #280-00-05-058

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

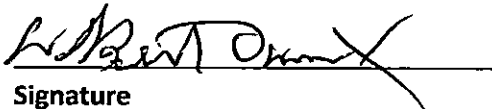
TO HAVE AND TO HOLD all and said singular the said Premises before mentioned unto the said **Brandon T. Sandifer, his heirs and/or assigns forever.**

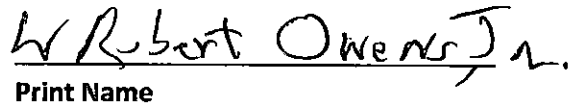
And Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular said premises unto the Grantee and Grantee's Heirs, Successors, Executors, Administrators and Assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness Grantor's hand and seal this 7 day of June, 2019


CHARLES A. GAHAGAN, JR. – GRANTOR

Signed, Sealed and Delivered in the Presence of:


Signature


Print Name


Signature


Print Name

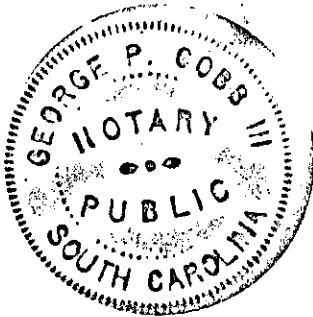
STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

ACKNOWLEDGMENT

I, George P. Cobb, III, a Notary Public for South Carolina, do hereby certify that **Charles A. Gahagan, Jr.** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Witness my hand and official seal this 7 day of June, 2019.



George P. Cobb, III
 Notary Public for the
 State of South Carolina
 My Commission Expires: 10/30/2028

FILED OCONEE COUNTY, SC
 ANNA K. DAVISON
 REGISTER OF DEEDS
 2019 JUN - 7 P 12:10

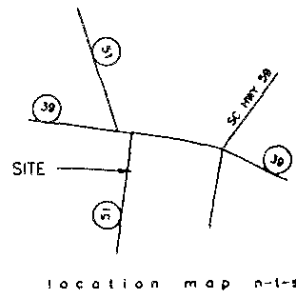
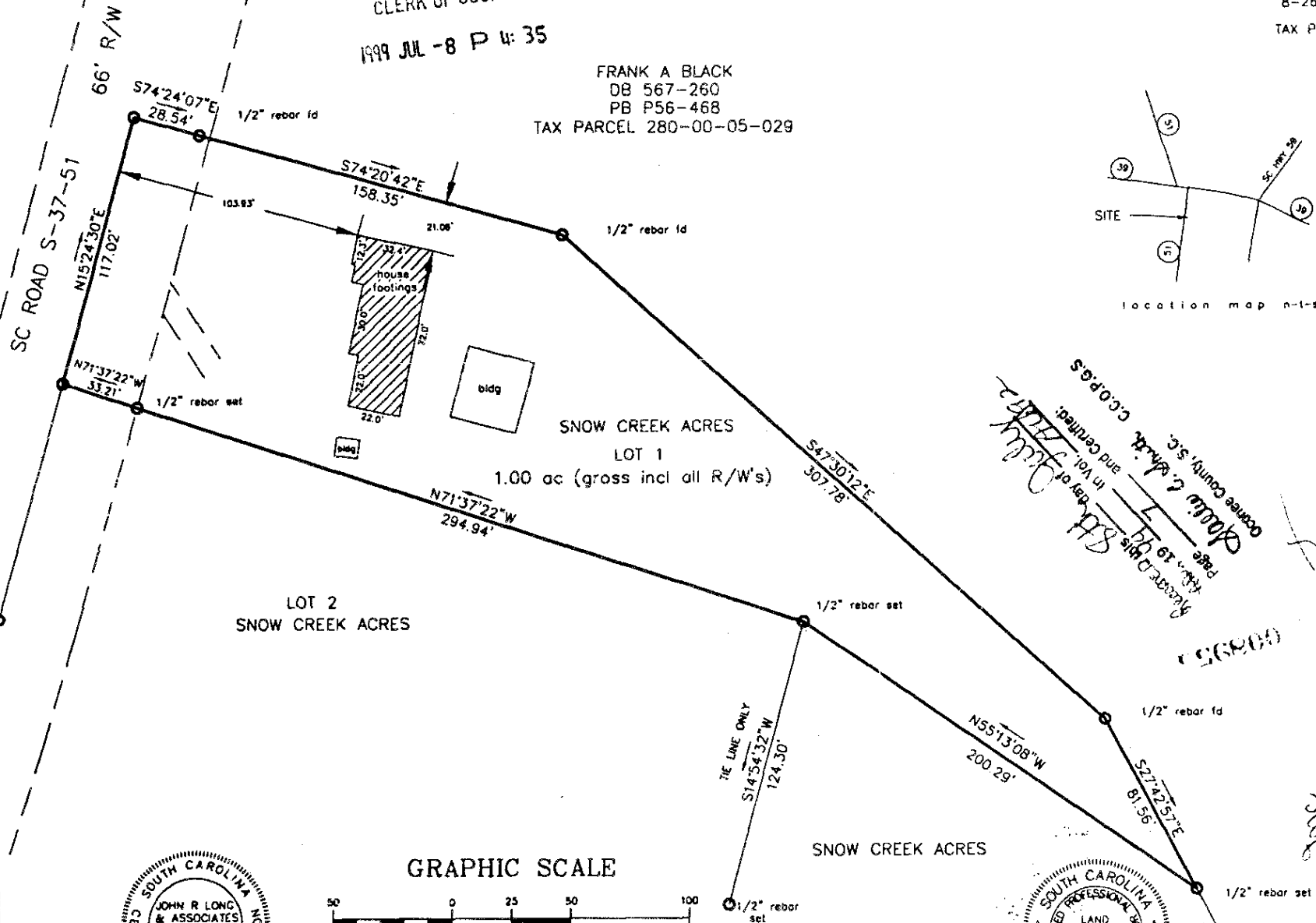
FILED O'CONNOR, SC
SALLIE C. STANTON
CLERK OF COURT

1999 JUL -8 P 4: 35

FRANK A BLACK
DB 567-260
PB P56-468
TAX PARCEL 280-00-05-029

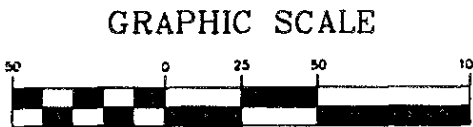
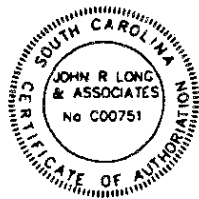
REF MY PLAT FOR VERNON KAUFFMAN ON
8-26-98

TAX PARCEL 280-00-05-014 (PORTION)

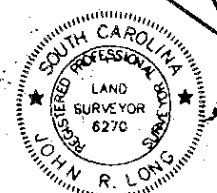


Legend:
IRP/S = Iron Pin or Pipe Found/Set
RR = Railroad Spike, N/C = Nail & Cap, P/K = P/K Nail
UP = Utility pole, LP = Light Pole, WA = Water Meter
MB = Manhole, SD = Storm Drain, UB = Utility Box
I hereby certify that to the best of my knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class 'B' survey as specified therein. This property does not encroach on adjoining property (except as shown) and no house or other structure is located on the property shown. This property is subject to any easements and restrictions on record.

Handwritten notes:
Revised 10/19/99
Page 19 of 20
O'Connell & Smith, C.C.P.R.S.
and Certified
Surveyors
Day of July
1999



(IN FEET)
1 inch = 50 ft.



LOT 1 SNOW CREEK ACRES
plat for

10% STEVE CHUPP	
Steven B. Chupp	1040 39 100
Steve Chupp	
OCONEE COUNTY	SOUTH CAROLINA
CENTER TOWNSHIP	JUNE 29, 1999
SCALE 1" = 50'	JOB # DWG20-SNOW1
JOHN R LONG & ASSOCIATES Registered Land Surveyors Clinton, SC 29639 Phone & Fax 864-654-5033	

SURVEYING - GPS CONTROL - PLANNING

John R Long SC PLS 6270

PARCEL #22

**DEED CONTAINS
NO CALLS, BACK
REFERENCE NOT
FOUND**



Parcel Information

Parcel ID 280-00-05-029
Neighborhood 5500100 - Seneca Township Seneca FD
Property Address 125 SNOW CREEK RD
Legal Description ADD BP/95
(Note: Not to be used on legal documents.)
Acres 4.08
Class
Tax District OAKWAY (District 01)
Exemptions

[View Map](#)

Owner

BLACK FRANK A & CAROL H
125 SNOW CREEK RD
SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
EX - Exempt	1	43,560	0	0
EX - Exempt	3.08	134,165	0	0

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1815
Interior Walls Finished
Exterior Walls Vinyl Siding
Foundation Other
Attic Square Feet 0
Basement Square Feet 1199 - 100% Finished
Year Built 1994
Roof Type Asphalt Shingles
Heating Type Central Heat
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$169,565
Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Carport: (Detached)	1994	24x24 / 0	0
Equipment Shed:Steel\no Slab	1994	10x12 / 0	0
Pool: Concrete	1994	20x36 / 0	0
Patio	1994	0x0 / 761	0

Valuation

Assessed Year	2022
Land Value	\$25,900
Improvement Value	\$169,565
Accessory Value	\$16,440
Total Value (Market)	\$211,905
Land Value	\$0
Improvement Value	\$169,565
Accessory Value	\$16,440
Total Value (Capped)	\$186,005

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/19/2013	1951 236		\$5	7: Partial Interest	BLACK FRANK A	BLACK FRANK A & CAROL H

Sketches

OCONEE COUNTY

STATE TAX _____

COUNTY TAX _____

EXEMPT W _____

Doc ID: 004212530003 Type: DEE

BK **1951** PG **236-238**

Prepared by: John W. Fields, P.A.
10 Commons Blvd.
Seneca, SC 29678

Tax Map #:

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

TITLE TO REAL ESTATE
(Conveyed without Title Exam)

KNOW ALL MEN BY THESE PRESENTS that I, **FRANK A. BLACK**, in the state aforesaid, for and in consideration of the sum of Five and No/100ths (\$5.00) Dollars, to me in hand paid by **CAROL H. BLACK and FRANK A. BLACK**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said **FRANK A. BLACK AND CAROL H. BLACK**, subject to the below stated Exceptions, as joint tenants with right of survivorship, and not as tenants in common, their heirs and assigns forever, all my right, title, and interest in and to the following described property, to wit:

All that certain piece, parcel or tract of land, lying situate and being in Center Township, County of Oconee, State of South Carolina, containing 4.079 acres, more or less, as shown on that plat by Jerry E. Byrd, dated January 24, 1989, and recorded in Plat Book P56, Page 469, records of Oconee County, South Carolina, to which reference is made for a more detailed and accurate description.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS: The protective covenants and restrictions as to use of lots in this Subdivision set out and enumerated in instrument of record in Deed Book 567, at Page 260, and as may be amended, records of Oconee County, all of which are to run with the land, and is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

It is mutually understood and agreed that this conveyance is made subject to those easements and/or rights-of-way as may appear on the premises and/or of record and all zoning and setback requirements.

This being the identical property conveyed unto **FRANK A. BLACK** by Deed of **MARY ELIZABETH A. NIX AND RESSIE A. PARKER**, dated February 10, 1989, and recorded in Deed Book 567, at Page 260, records of the Register of Deeds Office for Oconee County, South Carolina.

(Page #1 of 3 Pages)

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2013 MAR 19 A 9:06

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 180 SUB. 00, BLK. 05, PARC. 029
ON OCONEE COUNTY TAX MAPS

Recorded this 20 day of March
Book 2013 Page 23865
Fee

Harold E. Nix
Auditors Oconee County, S.C.

Harold E. Nix
OCONEE COUNTY ASSESSOR

Grantee's Address: 125 SNOW CREEK ROAD
SENECA, SC 29678

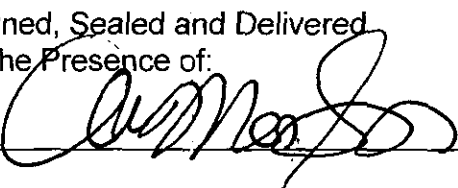
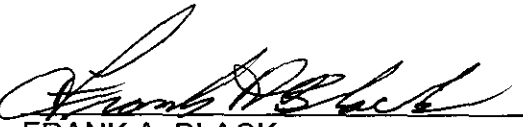
TOGETHER with, subject to the above stated Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said **FRANK A. BLACK AND CAROL H. BLACK, as joint tenants with right of survivorship, and not as tenants in common**, their heirs and assigns forever.

AND, I do hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said **FRANK A. BLACK AND CAROL H. BLACK, as joint tenants with right of survivorship, and not as tenants in common**, their heirs and assigns, from and against us and our heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hands and seal this 18th day of March, in the two thousand thirteen (2013) year of our Lord.

Signed, Sealed and Delivered
in the Presence of:



FRANK A. BLACK




STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

ACKNOWLEDGEMENT

I, John W. Fields, Notary Public for South Carolina, do hereby certify that **Frank A. Black**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 18th day of March, 2013.


_____(SEAL)
Notary Public for South Carolina
My Commission Expires: 4/4/2022