

NO TITLE EXAMINATION



2011032376

DEED
8 PGS

Book DE 2388 Page: 1857-1864

May 11, 2011 12 49 08

Cons: \$1.00

Rec \$12.00

Cnty Tax: EXEMPT

State Tax: EXEMPT

FILED IN GREENVILLE COUNTY, SC

TITLE TO REAL ESTATE

LOVE, THORNTON, ARNOLD & THOMASON, P.A.
410 East Washington Street
Greenville, SC 29601

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) Grantee's address:
) 104 Hanging Moss Lane
) Greenville, SC 29615

KNOW ALL MEN BY THESE PRESENTS, that **DONALD DEAN SNOW, DORIS ANN COCKING, GUY TIMOTHY SNOW and WANDA KAY FRANKLIN**, Grantors, in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **SNOW ENTERPRISES, LLC**, Grantee, its successors and assigns, forever, the following described real property:

See Exhibit "A" attached hereto.
Tax Map No.: Part of 257-1-2 and 559.1-1-1.1

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

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

WITNESS the Grantor's hand and seal this 21st day of July, 2010.

SIGNED, sealed and delivered
in the presence of:

Cornie G. Martin

Donald Dean Snow
Donald Dean Snow, Grantor

Donald R. Mialick

STATE OF ~~LOUISIANA~~ S.C.)

ACKNOWLEDGEMENT

COUNTY OF GREENVILLE)

I, Donald R. Mialick, a Notary Public in and for the State of Louisiana ^{S.C.}, do hereby certify that **DONALD DEAN SNOW**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 21st day of July, 2010.

Donald R. Mialick (SEAL)
Notary Public for Louisiana ^{S.C.}
My Commission Expires: 7-1-19

SIGNED, sealed and delivered
in the presence of:

Cornie G. Martin

Doris Ann Cocking
Doris Ann Cocking, Grantor

Donald R. Malick

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, Donald R. Malick, a Notary Public in and for the State of South Carolina, do hereby certify that **DORIS ANN COCKING**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 21st day of July, 2010.

Donald R. Malick (SEAL)
Notary Public for ~~Louisiana~~ S. C.
My Commission Expires: 7-1-19

SIGNED, sealed and delivered
in the presence of:

Betty Moore
Angele Dawn Dill

Guy Timothy Snow
Guy Timothy Snow, Grantor

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, Angele Dawn Dill, a Notary Public in and for the State of South Carolina
, do hereby certify that **GUY TIMOTHY SNOW**, personally appeared before me this day
and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 21st day of July, 2010.

Angele Dawn Dill (SEAL)
Notary Public for South Carolina
My Commission Expires: 6/11/2017

SIGNED, sealed and delivered
in the presence of:

Betty Bulow

Wanda Kay Franklin
Wanda Kay Franklin, Grantor

Angela Dawn Dill

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, Angela Dawn Dill, a Notary Public in and for the State of South Carolina, do hereby certify that **Wanda Kay Franklin**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 21st day of July, 2010.

Angela Dawn Dill (SEAL)
Notary Public for South Carolina
My Commission Expires: 6/11/2017

EXHIBIT A

ALL that piece, parcel or lot of land with all permanent improvements located in Austin Township, County of Greenville State of South Carolina and further shown of plat of Carolina Engineering & Surveying Co., Greenville, S.C., to be recorded, dated May 9, 1965, on northeast side of Jonesville Road, and containing .15 acres.

BEGINNING at an old iron pin and thence N. 56-35 E. 388 feet to a point; thence S. 42-10 W. 210.7 feet down said Jonesville Road to a point; thence N. 61-30 W. 62.5 feet to the beginning corner.

This being the same property conveyed to the Grantees herein by Deed of Distribution from the estate of Marna Snow recorded to be recorded herewith.

ALSO:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as Lots Nos. 3 and 4, as shown on plat of East Lynne, recorded in the RMC Office for Greenville County in Plat Book H at Page 195, and being more particularly described according to a recent survey prepared by J.C. Hill, as follows:

BEGINNING at a cross in the sidewalk on the Northeast side of Laurens Road, which point is 100 feet Northwest of the intersection of the Laurens Road and Lindsay Avenue, and in the joint front corner of Lots 4 and 5; and running thence with joint line of said lots, N. 35-06 E. 150 feet to an iron pin; thence N 55-45 W. 50 feet to an iron pin, rear corner of Lot 2; thence with line of said lot S. 35-06 W. 150 feet to a cross in the sidewalk on the Northeast side of the Laurens Road; thence along said sidewalk, S. 55-45 E. 50 feet to the point of beginning.

This being the same property conveyed to the Grantees herein by Deeds of Distribution from the Estate of Marna Snow and the Estate of Guy Manuel Snow to be recorded herewith.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

AFFIDAVIT

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 the County of Greenville, South Carolina,
3. Check one of the following: The deed is
 - (A) _____ SUBJECT to the deed recording fees as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$_____.
 - (B) _____ SUBJECT to the deed recording fees 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. The fee is computed on the fair market value of the realty which is \$_____.
 - (C) EXEMPT from the deed recording fee because of Exemption Number 1 . (See Exemptions on back) [If exempt skip Items 4-7 and go to Item 8.]
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) _____ The fee is computed on the consideration paid or to be paid in money or money=s worth in the amount of \$_____.
 - (B) _____ The fee is computed on the fair market value of the realty, which is \$_____.
 - (C) _____ The fee is computed on the fair market value of the realty as established for property tax purposes, which is \$_____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If AYes@, the amount of the outstanding balance of this lien or encumbrance is \$_____.
6. The deed recording fee is computed as follows:

(a) Amount listed in Item 4, above:	\$ _____
(b) Amount listed in Item 5, above (if none shown, place zero here)	\$ _____
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$ _____
7. The deed recording fee due is based on the amount listed on Line 6(c), above, and the deed recording fee due is: \$_____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Attorney for Grantee/Grantor.
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more that one year, or both,

By: Donald R. McAlister, Esq. (SEAL)
Donald R. McAlister, Esquire

SWORN to before me this 10th
day of May, 20 11.

Cornie G. Martin (SEAL)
Notary Public for SC

My Commission Expires: 7-10-11

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD

2011032376 Book: DE 2388 Page: 1857-1864

May 11, 2011 12:49:08

Timothy J. Hanney

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty" Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds

- 1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars, (GIFT)
- 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, (LLC & CHPT 11)
- 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), (DIVORCE)
- 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 exchanged in order to effect the partition,
- 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 LLC, corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner or trust beneficiary as long as 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, except for transfers from one family trust to another family trust without consideration, 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, as long as 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. "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 them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A family partnership or family trust also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. 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;
- 12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, as long as no consideration is paid or is to be paid under the corrective or quitclaim deed.
- 13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed 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