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to Rod
Anderson
2319

RECORDED
2016 Sep -13 07:19 AM

[Signature]
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY, SC - ROD
BK 3506 Pgs 2125-2128
FILE NUM 2016043113
08/15/2016 03:28:23 PM
REC'D BY rwebb RCPT# 820558
RECORDING FEES \$10.00

This Deed was prepared by:

Anderson & Brown, LLC
807 1st Street West
Hampton, SC 29924
803.943.2483
Our File # 16-11865

Grantee's Address: PO Drawer 190
Furman, SC 29921

Space above this line for recording information only

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
(General Warranty Deed)

KNOW ALL MEN BY THESE PRESENTS, That **FRAMPTON Z. FERGUSON**, hereinafter referred to as GRANTOR, in the State aforesaid, County aforesaid, in consideration of the sum of FIVE AND NO/100 (\$5.00) DOLLARS AND NO OTHER CONSIDERATION, to him/her/them/it paid at and before the sealing of these presents by **121 FRAMPTON ROAD, LLC**, a South Carolina limited liability company, hereinafter referred to as GRANTEE, in the State aforesaid, (the receipt of which is hereby acknowledged), has/have granted, bargained, sold and released, and by these presents do/does grant, bargain, sell and release, subject to all easements, covenants, conditions, and restrictions of record and subject to any easements, covenants, conditions, and restrictions contained within this instrument, unto the said GRANTEE, his/her/its/their Heirs and Assigns, forever, in fee simple, the following described property:

All that certain piece, parcel or tract of land, with building and improvements thereon, situate, lying and being in Beaufort County, South Carolina, containing 11.785 acres, more or less, and formerly known as "Yemassee Woodyard". For a more detailed description as to metes, bounds, courses and distances, reference is craved to that certain plat prepared by J. Dean Gowan, R.L.S., dated December 27, 1954, and revised July 14, 1961, and entitled "Transit Survey of 11.785 acres of land owned by H. O. Fender, located one mile from Yemassee on the SE side of ACL railroad." For a more detailed description as to metes, bounds, courses and distances, reference is craved to the above referenced plat of record recorded in the office of the R.O.D. for Beaufort County, South Carolina, in Plat Book 44 at page 51. See also earlier plat recorded in Plat Book 9 page 48, office of the ROD for Beaufort County, SC.

ADD DMP Record 8/18/2016 09:10 40 AM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R700 005 000 001A 0000 00

TMS# R700 005 000 01A 0000 00

This is the same property conveyed Frampton Z. Ferguson by James H. Hiers by deed recorded July 26, 2016 in Record Book 3501 page 811, office of the Register of Deeds for Beaufort County, SC.

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, subject to all easements, covenants, conditions, and restrictions of record and subject to any easements, covenants, conditions, and restrictions contained within this instrument, unto the said GRANTEE, his/her/its/their Heirs and Assigns, forever, in fee simple.

AND GRANTOR do/does hereby bind himself/herself/itself/themselves and his/her/its/their Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said GRANTEE, as hereinabove provided against himself/herself/itself/themselves and his/her/its/their Heirs and any person or persons whomsoever lawfully claiming, or to claim the same or any part thereof.

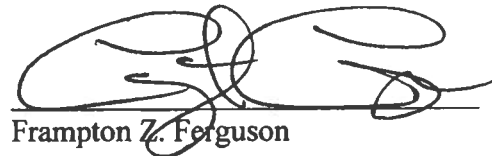
Any reference in this instrument to the singular shall include the plural, vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the Gender of the Grantee.

- REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK -

IN WITNESS whereof the Grantor has set his/her/its/their hand and seal this 8th day of August in the Year of our Lord two thousand and sixteen.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:


Witness #1

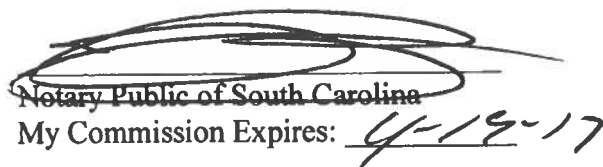

Frampton Z. Ferguson


Witness #2/Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF HAMPTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 8th day of August, 2016 by
FRAMPTON Z. FERGUSON.


Notary Public of South Carolina
My Commission Expires: 4-19-17

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

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 at Beaufort County, SC, 11.785 acres formerly known as "Yemassee Woodyard, bearing Beaufort County Tax Map Number R700 005 000 01A 0000 00, was transferred by Frampton Z. Ferguson, to 121 Frampton Road, LLC on August 8, 2016.
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): I 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 .
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
 - (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 "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: \$ 0.00
 - (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: \$ 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00

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 12th
day of August, 2016.

Responsible Person connected with the Transaction

Jerry J. Harriot

Kevin A. Brown
Attorney-at-Law

Notary Public for South Carolina
My Commission Expires: 5-3-2023