

LYNN W LANCASTER  
CLERK OF COURT - LAURENS COUNTY

COURT OF GENERAL SESSIONS

100 HILLCREST SQUARE  
PO BOX 287  
LAURENS, SOUTH CAROLINA 29360

COURT OF COMMON PLEAS

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LLANCASTER@CO.LAURENS.SC.US

DATE: March 21 2018

TO: jeff@amchid.com

EMAIL/FAX #: \_\_\_\_\_

FROM: Tereasa

EMAIL/FAX # \_\_\_\_\_

NUMBER OF PAGES: 8 (INCLUDING COVER SHEET)

ADDITIONAL INFORMATION:

Plot A131 pgs 1 & 2  
Copies @ .50¢ per page  
Not charging you the deed.

EMAIL / FAX FEE = \$5.00

\$0.50 PER PAGE COPY FEE .50¢

TOTAL AMOUNT DUE: \$5.50

# Laurens County GIS

Parcel #401-00-00-056

## OWNER

WIMMER MELVIN LEE JR &  
102 ENGLISH COURT  
GREENWOOD SC, 29649

## LEGAL

**Grantors Name:**WIMMER MELVIN LEE JR  
&  
**Sale Price:**\$77,000.00  
**Sale Date:**08/26/2016  
**Deed Book:**1278  
**Deed Page:**182  
**Plat Book:**A131  
**Plat Page:**1-2

## PROPERTY INFO

**Parcel ID:**401-00-00-056  
**Location:**  
**School District:**56  
**Town Code:**  
**Fire Code:**D121  
**Acres/Lots:**0/1



\* THIS MAP IS NOT TO BE USED AS A PLAT \*

LAURENS CO ASSESSORS OFFICE  
TMS:  
401-00-00-056

STATE OF SOUTH CAROLINA )  
  )      Title to Real Estate  
COUNTY OF LAURENS         )

**KNOW ALL MEN BY THESE PRESENTS**, that we, **James H. Purtz and Sherilyn J. Purtz**, hereinafter Grantors in the State aforesaid, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars and other valuable consideration to us in hand paid at and before the sealing of these Presents by **Melvin Lee Wimmer, Jr. and Tammy B. Wimmer**, hereinafter Grantees, 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 Grantees, their heirs and assigns, forever, the following described property, to-wit:

**Property Address: Lot 35 Inlet Point, Cross Hill, SC**  
**TM#: 401-00-00-056**

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the County of Laurens, State of South Carolina, at Lake Greenwood, and being more fully shown and delineated as Lot 35, Crystal Bay Subdivision, Section II on a plat prepared for Southeastern Land Sales by R. Daniel Proctor, RLS, dated August 18, 1995, and recorded in Plat Book A-131, Pages 1 & 2, in the Office of the Clerk of Court for Laurens County.

This is the identical property conveyed to James H. Purtz and Sherilyn J. Purtz by deed of Ronald R. Reed and Elaine J. Reed dated August 12, 2002, and recorded August 21, 2002, in the OCC for Laurens County in Deed Book 599, at Page 53.

**THIS CONVEYANCE** is subject to general taxes for the current year and subsequent years, covenants, conditions, easements, exceptions, reservations, restrictions and rights of way of record, if any.

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

*James A. Calhoun*

08/19/2016	1278	182	
DATE	BOOK	PAGE	AUDITOR



**2016007732**  
DEED  
RECORDING FEES \$10.00  
STATE TAX \$200.20  
COUNTY TAX \$84.70  
PRESENTED & RECORDED  
**08-18-2016 10:30 AM**  
LYNN W. LANCASTER  
CLERK OF COURT  
LAURENS COUNTY, SC  
BY: CLERK 4 CLERK  
**BK: D 1278**  
**PG: 182 - 186**

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantees, their heirs and assigns, forever.

AND we do hereby bind ourselves, our heirs and assigns, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said Grantees and their heirs and assigns, against us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS Our Hands and Seals this 28 day of July, in the year of our Lord two thousand sixteen and in the two hundred and forty first year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Jamile R Baker  
Witness

James H. Purtz (Seal)  
James H. Purtz

Anthony R Sylvester  
Notary

Sherilyn J. Purtz (Seal)  
Sherilyn J. Purtz

**ANTHONY R SYLVESTER**  
Notary Public  
Chatham Co., North Carolina  
My Commission Expires Jan. 17, 2018

STATE OF NORTH CAROLINA )  
 )  
COUNTY OF MOORE )

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT was acknowledged before me by James H. Purtz and

Sherilyn J. Purtz dated this 28<sup>th</sup> day of JULY, 2016.

**ANTHONY R SYLVESTER**  
Notary Public  
Chatham Co., North Carolina  
My Commission Expires Jan. 17, 2018

*Anthony R Sylvester* (Seal)  
Notary Public for North Carolina  
My Commission Expires: 01-17-2018

Grantee Mailing Address: 102 English Court, Greenwood, SC 29649

DEED PREPARED BY:  
DONALD A. LONG, ESQ.  
314 West Cambridge Ave.  
Laurens, S.C. 29646

STATE OF SOUTH CAROLINA )  
 ) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS  
 COUNTY OF LAURENS )

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, located at Lot 35 Inlet Point, Cross Hill, SC 29332, bearing Laurens County Tax Map Number 401-00-00-056, was transferred by James H. Purtz and Sherilyn J. Purtz to Melvin Lee Wimmer, Jr. and Tammy B. Wimmer on August 15, 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 stockbroker, 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): see no. 1

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

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes  or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$77,000.00.
- (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:            | <u>\$77,000.00</u> |
| (b) Place the amount listed in item 5 above here:            | <u>0.00</u>        |
| (If no amount is listed, place zero here.)                   |                    |
| (c) Subtract Line 6(b) from Line 6(a) and place result here: | <u>\$77,000.00</u> |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$284.90.

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

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

Donald A. Long, Esquire  
Responsible Person Connected with the Transaction

SWORN to before me this 15<sup>th</sup> day  
of August, 20 16.  
Glenda S. Hilley (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 05/08/2025



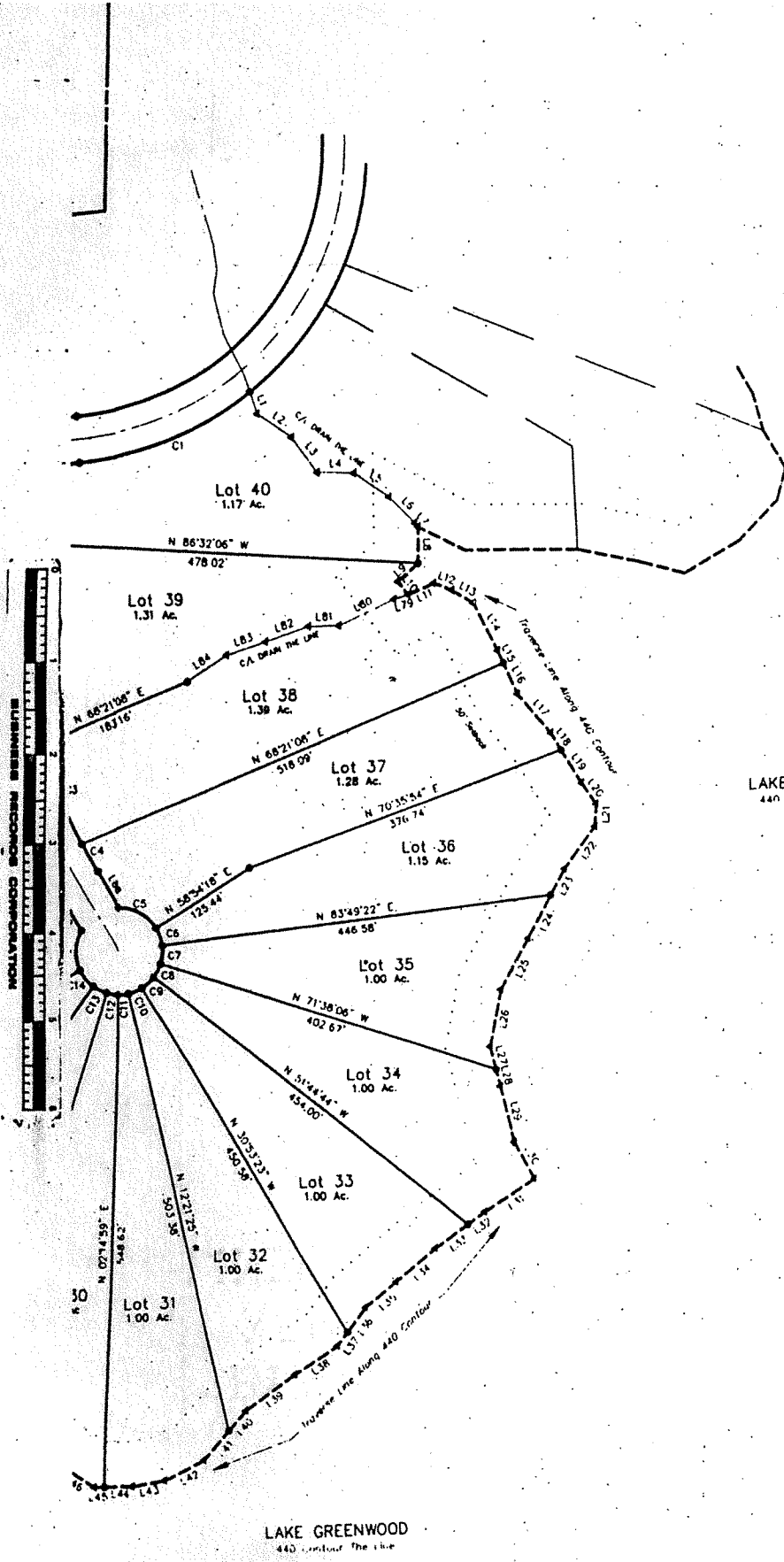
**INFORMATION**

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 included, 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;
- (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. "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 quitclaim 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 quitclaim deed.
- (13) transferring realty subject to a mortgage whether by a deed in lieu of foreclosure executed by the mortgagor 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.

C10	50.00
C11	50.00
C12	50.00
C13	50.00
C14	50.00
C15	50.00
C16	865.77
C17	865.77
C18	865.77
C19	865.77
C20	450.00
C21	450.00



LAKE GREENWOOD  
440 Contour The Line

Laurens Co  
DE  
APPROVED SIGN

NOTES  
 1. A NEW 1/2" ROD SET AT ALL LOT COR  
 2. THERE WILL BE A 15' DRAINAGE AND U  
 LOT LINES UNLESS OTHERWISE INDICATED.  
 3. ALL NATURAL DRAINS TO REMAIN OPEN  
 UNLESS OTHERWISE INDICATED, (7.5' EACH)  
 4. A 50' BUILDING SETBACK ALONG THE F  
 THE 440 CONTOUR  
 5. REFERENCE PLAT B- NEWBY - PROCTO  
 FILE NO. 602

Proctor & Associates  
Surveyors

I hereby state that to the best of my knowledge  
 information and belief, the survey shown herein  
 was made in accordance with 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 prescribed therein.

*[Signature]*  
 DANIEL PROCTOR R.L.S. # 11068

