

RECORDED
YORK COUNTY
TAX ASSESSOR'S OFFICE
DATE 12-07-09
TAX MAP NO. 603-3-1-30
INITIALS CAK/TJ

200900085826
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON
12-07-2009 At 11:50 am.
DEED 10.00
State Tax .00
County Tax .00
OR Vol 11161 Page 1 - 6

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK) SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **FEDERAL HOME LOAN MORTGAGE CORPORATION** (hereinafter called "Grantor"), for and in consideration of the sum of One Hundred Eighteen Thousand Nine Hundred and 00/100 Dollars (\$118,900.00) to the Grantor in hand paid at and before the sealing of these presents by **THOMAS S. HARTNESS, II** (hereinafter called "Grantee") in the State aforesaid, (the receipt of which is hereby acknowledged), subject to all easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released, and by the Presents does grant, bargain, sell and release, unto the Grantee, his heirs, successors and assigns, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

This being the same property conveyed to the Grantor herein by deed of S. Jackson Kimball, III as Master in Equity for the County of York, State of South Carolina, dated September 16, 2009 and recorded September 23, 2009 in Deed Book 11032 at Page 138 in the Office of the York County Clerk Of Court.

Grantee's address: 826 East Rambo Rd, Rock Hill, SC
29730

TMS# 603-03-01-030

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

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

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the premises unto the Grantee, His Heirs and Assigns against itself and its successors and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, to all Grantor's right, title and interest thereto during its period of ownership of this property which was obtained as a result of that certain mortgage foreclosure action entitled "GMAC Mortgage, LLC vs. Erin Hiller and Brian Hiller, et al."

Any reference in this instrument to the singular shall include the plural, and 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal.

Date: 11/9/09

Signed, Sealed and Delivered
In the Presence of:

Nicole Flyet
Witness 1
Rachel Childer
Witness 2

Federal Home Loan Mortgage Corporation
By Rogers Townsend & Thomas, PC as
Attorney in Fact

By [Signature]
Its Authorized Signatory

Property: 826 East Rambo Road, RockHill, SC 29730

STATE OF SC)
COUNTY OF Lexington)

ACKNOWLEDGMENT
S.C. §30-5-30
(EFFECTIVE JANUARY 1, 1995)

I, a Notary Public for the State of SC do
hereby certify that Cynthia D. Blair, the duly authorized signatory for Rogers
Townsend & Thomas, PC, Attorney in Fact for Federal Home Loan Mortgage Corporation
personally appeared before me this day and acknowledged the due execution of the foregoing
instrument.

Witness my hand and seal this 9 day of November, 2009

Nicole Flynt
Notary Public for the State of SC

My Commission Expires: 8/3/14

EXHIBIT "A"

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH ANY AND ALL IMPROVEMENTS THAT MIGHT BE SITUATE AND LOCATED THEREON, LYING AND BEING IN YORK COUNTY, SOUTH CAROLINA, NEAR THE CITY OF ROCK HILL, BEING LOT 6 OF CARNEGIE ESTATES, PHASE 1, BEING MORE PARTICULARLY SET FORTH, SHOWN AND DESCRIBED ON A PLAT PREPARED BY J. B. FISHER, RLS DATED JULY 3, 1996 AND RECORDED IN PLAT BOOK A130 AT PAGE 7, OFFICE OF THE CLERK OF COURT FOR YORK COUNTY, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.

STATE OF SOUTH CAROLINA
COUNTY OF YORK

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 in York County, bearing tax map number 603-03-01-030 was transferred by Federal Home Loan Mortgage Corporation to Thomas S. Hartness, II by deed dated 11/9, 2009.
 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): See item#3.
(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 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 \$0.00.
 - (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: \$0.00
 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: _____
 - (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: \$0.00.
- As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor's Attorney.
8. 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.

Cynthia D. Blair
Responsible Person Connected with the Transaction

Cynthia D. Blair
Print or Type Name Here

SWORN to before me this 11/9, 2009

Nicole Flynt
Notary Public for South Carolina
My Commission Expires: 8/3/14

8K11161 P60005

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 to a trust or as 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 the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings