

Drawn by and after recording return to:  
Spencer & Spencer, P.A.  
Attention: R. Brent Thompkins  
P.O. Box 790  
Rock Hill, SC 29731

STATE OF SOUTH CAROLINA      )  
                                    )  
COUNTY OF YORK              )

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that **Mary G. Nicosia** ("Grantor") for and in consideration of [see Affidavit of Value attached hereto] to Grantor in hand paid at and before the sealing of these presents by **City of Rock Hill**, a South Carolina municipality ("Grantee"), whose address is 155 Johnston Street, Rock Hill, SC 29730 (the 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, its Successors and Assigns forever, all of Grantor's right, title and interest, being an undivided 100% fee simple interest, in and to the following described property, to wit (the "Premises"):

**For a description of the Premises, see Exhibit A attached hereto and incorporated herein by this reference.**

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, its Successors and Assigns, forever.

AND, Grantor does hereby bind Grantor and Grantor's Heirs, Successors and Assigns to warrant and forever defend all and singular the Premises unto Grantee, and Grantee's Successors and Assigns, against Grantor and Grantor's Heirs, Successors and Assigns, and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.]

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

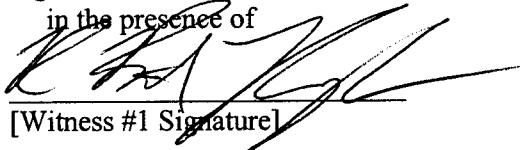
RECORDED  
YORK COUNTY  
TAX ASSESSOR'S OFFICE  
DATE 9-21-12  
TAX MAP NO. 598-18-1-12  
INITIALS CRK/TJS

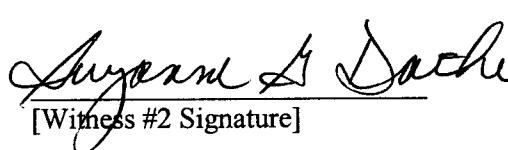
201200186886  
Filed for Record in  
YORK COUNTY, SC  
DAVID HAMILTON, CLERK OF COURTS  
09-20-2012 At 03:28 pm.  
DEED INT            10.00  
State Tax           .00  
County Tax        .00  
OR Vol 12890 Page 104 - 109

Witness the Hand and Seal of Grantor this 20<sup>th</sup> day of September in the year of our Lord two thousand twelve.

Signed, sealed and delivered

in the presence of

  
[Witness #1 Signature]

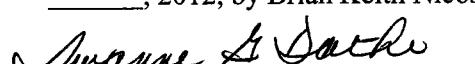
  
[Witness #2 Signature]

STATE OF South Carolina )

COUNTY OF York )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of September, 2012, by Brian Keith Nicosia as attorney in fact for Mary G. Nicosia.

  
Notary Public for South Carolina  
My commission expires 11-27-17

[NOTARIAL SEAL]

**EXHIBIT A**

**Description of the Premises**

All that certain piece, parcel or lot of land situate, with the improvements thereon, situate, lying and being in the Arcade Mill Village, in the City of Rock Hill, York County, South Carolina, and being more particularly described as Lot No. 31 as shown on a plat entitled "Property of Arcade Cotton Mills, Rock Hill, S.C." prepared by R.H. Maret, Registered Surveyor, dated September 1954, and recorded in the office of the R.M.C. for York County in Plat Book 11, Page 134. According to the said plat the within described lot is known as No. 84 Reynolds Street and fronts thereon 82 feet.

The within premises are conveyed subject to restrictions and conditions contained in Deed from Arcade Cotton Mills to Wade R. Tucker and Mildred C. Tucker recorded in Book 208, Page 467.

**Tax Parcel No.: 598-18-01-017**

**Derivation:** Being the identical property conveyed by Title to Real Estate from Herman E. Dabney to Alfonso Nicosia and Mary G. Nicosia recorded August 8, 1967, in Book 366, Page 275, in the Office of the Clerk of Court for York County, South Carolina; also see Estate file and Last Will and Testament of Alfonso Nicosia conveying all real property to Mary G. Nicosia.

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, having Tax Map Number 598-18-01-017, and was transferred by Mary G. Nicosia to City of Rock Hill on \_\_\_\_\_, 2012.
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: exemption 2, transferring property to a political subdivision of the state.

(If exempt, please 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.
  - (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
  - (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 the result here:                              \$0

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

Mary G. Nicosia by Brian Keith Nicosia  
Responsible Person Connected with this Transaction  
Mary G. Nicosia by Brian Keith Nicosia  
Type or Print Name Here

SWORN to before me this 20<sup>th</sup>  
day of September, 2012.

Suzanne G. Jack  
Notary Public for South Carolina  
My Commission Expires: 11-27-17

#### 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;
- (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;

(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 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; and

(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.