

**YORK COUNTY ASSESSOR****Tax Map:****590-04-01-042****Date: 05/21/2020**

Recorded by and to be returned to:

Harvey &amp; Vallini, LLC

12104 Copper Way

Unit 201

Charlotte, NC 28277

**E H**

YORK COUNTY, SC	
2020021618	DEED
RECORDING FEES	\$15.00
STATE TAX	\$873.60
COUNTY TAX	\$369.60
05-21-2020	01:34:20 PM
BK:RB 18285	PG:56-61

File No. HVLEX-20-9495

STATE OF SOUTH CAROLINA

COUNTY OF YORK

TITLE TO REAL ESTATE  
LIMITED WARRANTY

KNOW ALL MEN BY THESE PRESENTS, that **STANLEY MARTIN COMPANIES, LLC**, a Maryland limited liability company, (the "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED THIRTY SIX THOUSAND AND 00/100 Dollars (\$336,000.00)**, unto it in hand paid at and before the sealing of these presents by **Jerry Prather, Jr. and Katrina Prather** (the "Grantees"), in the State aforesaid, the receipt whereof is hereby acknowledged, has, subject to applicable matters of public record, including but not limited to, all covenants, conditions, restrictions, reservations, easements, rights-of-way and plats (collectively the "Permitted Exceptions"), granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the said **Jerry Prather, Jr. and Katrina Prather as joint tenants with rights of survivorship and not as tenants in common** their heirs, successors, and assigns, the following described premises (the "Property"), to wit:

All that certain piece, parcel, or lot of land, together with improvements thereon, situate, lying and being in the County of York, State of South Carolina, being shown and designated as Lot 130 on a Final Plat of Timberwood Phase 1, prepared by The John R. McAdams Company, Inc., dated July 20, 2018 and recorded in the Office of the Clerk of Court for York County in Plat Book 158 at Page 370. Reference is made to said plat for a more complete and accurate description. Be all measurements a little more or less.

This being a portion of property conveyed to Stanley Martin Companies, LLC, a Maryland Limited Liability Company by deed of Essex Homes Southeast, Inc., a South Carolina Corporation, dated February 24, 2020 and recorded February 26, 2020, in the Office of the Clerk of Court for York County in Book 18099 at Page 223.

TMS#: 590-04-01-042  
Property Address: 398 Willow Tree Drive, Rock Hill, SC 29732  
Grantee(s) Address: 398 Willow Tree Drive, Rock Hill, SC 29732

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

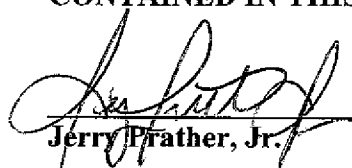
TO HAVE AND TO HOLD, subject to the Permitted Exceptions, all and singular, the said Property before mentioned unto the said **Jerry Prather, Jr. and Katrina Prather as joint tenants with rights of survivorship and not as tenants in common**, their heirs, successors, and assigns forever.

AND, subject to the Permitted Exceptions, Grantor does hereby bind itself, its successors and assigns, subject, however, to the Permitted Exceptions, to warrant and forever defend, all and singular, the said Property unto the said **Jerry Prather, Jr. and Katrina Prather as joint tenants with rights of survivorship and not as tenants in common**, their heirs, successors, and assigns, against the Grantor and Grantor's successors and any parties claiming, by through or under said Grantor, but against no others.

#### **LIMITED WARRANTY**

**GRANTOR'S OBLIGATIONS UNDER THE LIMITED WARRANTY ISSUED TO GRANTEE(S) ARE LIMITED TO REPAIR AND REPLACEMENT. THE LIMITED WARRANTY IS THE ONLY WARRANTY APPLICABLE TO THIS LOT, THE IMPROVEMENTS THEREON, AND THE UNDERLYING CONTRACT OF SALE. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF HABITABILITY, MERCHANTABILITY, VALUE, QUALITY, CONDITION, SALEABILITY OF THE LOT AND IMPROVEMENTS, WORKMANLIKE CONSTRUCTION, OR FITNESS FOR A PARTICULAR PURPOSE, UNLESS REQUIRED BY LAW OR PROVIDED DIRECTLY TO YOU BY THE MANUFACTURER. PURCHASER ACKNOWLEDGES THAT GRANTOR'S LIABILITY, WHETHER IN CONTRACT OF SALE, TORT, UNDER ANY WARRANTY, OR OTHERWISE, IS LIMITED TO THE REMEDY PROVIDED IN THE LIMITED WARRANTY.**

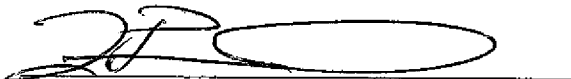
GRANTEEs, BY ACCEPTANCE OF THE LIMITED WARRANTY TITLE TO REAL ESTATE, AFFIRMS THE LIMITATIONS OF WARRANTY AND LIABILITY CONTAINED IN THIS PROVISION AND THE LIMITED WARRANTY.

  
Jerry Prather, Jr.

  
Katrina Prather

IN WITNESS WHEREOF, Stanley Martin Companies, LLC, the Grantor herein, does hereby set its hand and seal this 18 day of May, 2020.

Signed, Sealed And Delivered  
In The Presence Of:

  
1<sup>st</sup> Witness

  
2<sup>nd</sup> Witness

STANLEY MARTIN COMPANIES, LLC


BY:   
William G. Stallard  
Its: Authorized Signatory

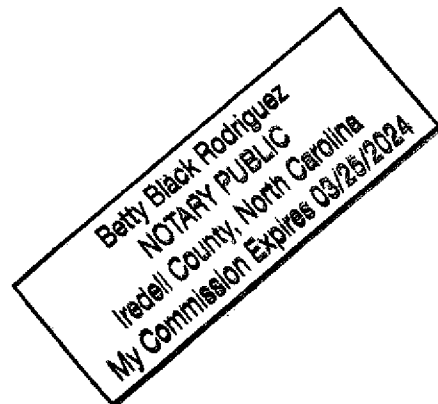
STATE OF NORTH CAROLINA )  
COUNTY OF MELKUNBURG )

ACKNOWLEDGEMENT

BEFORE ME, the undersigned Notary Public, personally appeared William G. Stallard, as Authorized Signatory for **STANLEY MARTIN COMPANIES, LLC**, a Maryland limited liability company, on this day and acknowledged the due execution of the foregoing instrument on behalf of said corporation.

Sworn to before me this 18  
day of May, 2020

 (L.S.)  
Notary Public for NC  
My commission expires: 03/25/2024



STATE OF SOUTH CAROLINA

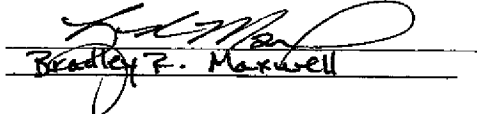
COUNTY OF YORK

**AFFIDAVIT FOR TAXABLE  
OR EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:

1. I have read the information contained this affidavit and I understand such information.
2. The property being transferred is **Lot 130, Timberwood**, located at **398 Willow Tree Drive, Rock Hill, SC 29732**, bearing York County Tax Map Number 590-04-01-042, was transferred by **Stanley Martin Companies, LLC** to **Jerry Prather, Jr. and Katrina Prather** on **May 18, 2020**
3. Check one of the following: The deed is:
  - a) XXX subject to the deed recording fee as a transfer for consideration paid or to be made in money or money's worth.
  - b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, 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) \_\_\_\_\_(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 \$336,000.00.
  - (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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: 336,000.00
  - (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 result here: 336,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,243.20
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.
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.

  
Bradley F. Maxwell

SWORN to and subscribed before me this

18 day of May, 2020

Notary Public for N.C.

My Commission Expires: 03/25/2024

Notary (L.S.): Betty Black Rodriguez

Notary (printed name): Betty Black Rodriguez

HVLEX-20-9495

Betty Black Rodriguez  
NOTARY PUBLIC  
Iredell County, North Carolina  
My Commission Expires 03/25/2024

## **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 tangible 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 interest in the realty that re being exchanged in order to partition the realty;
6. transferring an individual grace 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, 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 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, and the spouses and lineal descendants of any 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 constitutes 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 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.