

YORK COUNTY ASSESSOR

Tax Map:  
639-02-01-043  
Date: 11/12/2020



2020055078

After recording return to:  
Mitchell C. Payne  
Payne & Black, LLC  
Post Office Box 10352  
Rock Hill, SC 29731

E H

DEED  
RECORDING FEES \$15.00  
STATE TAX \$0.00  
COUNTY TAX \$0.00  
PRESENTED & RECORDED:

11-12-2020 11:29:24 AM

BK: RB 18747

PG: 159 - 162

DAVID HAMILTON  
CLERK OF COURT  
YORK COUNTY, SC  
BY: CASSI REDDEN CLERK

STATE OF SOUTH CAROLINA

COUNTY OF YORK

DEED TO REAL ESTATE

(Title Not Examined)

KNOW ALL MEN BY THESE PRESENTS, That I, **Jamie Evers Laymon a/k/a Jamie Laymon** (herein "Grantor"), in the state and county aforesaid for and in consideration of One Dollar and as a contribution to a trust, have granted, gifted and released and by these Presents do grant, give and release unto **Jamie Evers Laymon, Trustee of the Jamie Evers Laymon Revocable Trust dated November 11, 2020** (herein "Grantee"), of 1308 Shimmer Light Circle, Rock Hill, SC 29732, her successors and assigns, the below described property in fee simple, to wit:

**Description:** All that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of York, York Township, and being shown and designated as Lot 111 of Sunset Point Subdivision, as shown on Final Plat for Sunset Point Phase 2, recorded in the Office of the Clerk of Court for York County, South Carolina, in Plat Cabinet C, Slide 19, at Page 6, which plat is hereby incorporated herein as part of the description and made a part hereof for a more accurate depiction of metes, bounds, courses, and distances.

**Derivation:** This being the identical property conveyed to Jamie Laymon and Casey Laymon by deed of NVR, Inc. dated March 14, 2003 and recorded on March 21, 2003 in Deed Book 5118 at Page 160 in the Office of the Clerk of Court for York County, South Carolina. Further, Casey Bernard Laymon conveyed his one-half interest to Jamie Evers Laymon by deed dated November 14, 2008 and recorded on November 20, 2008 in Deed Book 10422 at Page 214 in the Office of the Clerk of Court for York County, South Carolina.

Tax Map No. 639-02-01-043

The within described property is conveyed subject to easements and rights of way of record, and to restrictions appearing in the chain of title, which said restrictions are not intended to be reimposed hereby.

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 **Jamie Evers Laymon, Trustee of the Jamie Evers Laymon Revocable Trust dated November 11, 2020**, her successors and assigns forever.

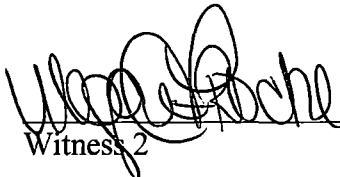
And the Grantor does hereby bind herself, her successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our Hands and Seals, this 11<sup>th</sup> day of November, 2020.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Witness 1

  
\_\_\_\_\_  
Jamie Evers Laymon a/k/a Jamie Laymon

  
\_\_\_\_\_  
Witness 2

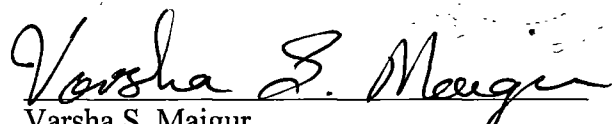
STATE OF SOUTH CAROLINA )  
COUNTY OF YORK )

ACKNOWLEDGMENT

I, Varsha S. Maigur, a Notary Public for the State of South Carolina, do hereby certify that **Jamie Evers Laymon a/k/a Jamie Laymon**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 11<sup>th</sup> day of November, 2020.

(Notary Seal)

  
\_\_\_\_\_  
Varsha S. Maigur  
Notary Public for South Carolina.  
My Commission Expires: 6/20/21

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF YORK )

AFFIDAVIT FOR EXEMPT TRANSFERS

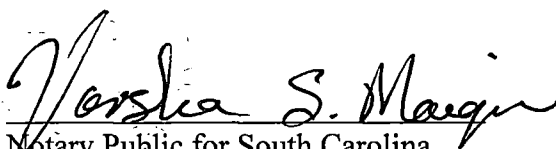
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I/We have read the information on the back of this affidavit and I/We understand such information.
2. The property being transferred is located in Rock Hill, York County, South Carolina, bearing York County Tax Map Number 639-02-01-043 was transferred by Jamie Evers Laymon to Jamie Evers Laymon, Trustee of the Jamie Evers Laymon Revocable Trust dated November 11, 2020 on November 11, 2020.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit): #8.
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
5. 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.

  
Responsible Person Connected with the Transaction

SWORN to before me this 11<sup>th</sup>  
day of November, 2020.

Jamie Evers Laymon  
Print or Type Name Here

  
Notary Public for South Carolina  
My Commission Expires: 6/20/21

### **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 for the realty being transferred in determining fair market value of the consideration. In the case of the realty transferred between a corporation, a partnership, or their 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 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 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.