

YORK COUNTY, SC	
2021016236	DEED QUIT CLAIM
RECORDING FEES	\$15.00
STATE TAX	\$52.00
COUNTY TAX	\$22.00
03-22-2021	02:44:45 PM
BK:RB 19104	PG:163-168

YORK COUNTY ASSESSOR  
Tax Map:  
669-07-01-009  
Date: 03/22/2021

E H

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1586765

This instrument prepared by: Jane Srivastava, Licensed to practice in South Carolina, Bar Number 72756; of Counsel, Rosenberg LPA, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069.

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**6690701009**

State of South Carolina )  
 )  
County of York ) **QUITCLAIM DEED**

**Gerald Kaputa and Mikki Kaputa**, hereinafter grantors, whose tax-mailing address is **602 Stonehenge Dr., Rock Hill, SC 29730**, for \$20,000.00 (Twenty Thousand Dollars and Zero Cents) in consideration paid in accord with the Decree of Divorce filed in Case No. 2020-DR-46-189, York County Circuit Court, quitclaim to **Gerald Kaputa**, an unmarried man, hereinafter grantee, whose tax mailing address is **602 Stonehenge Dr., Rock Hill, SC 29730**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Being the same property as conveyed from Normand R. Dube and Michelle M. Dube to Gerald Kaputa and Mikki Kaputa as set forth in Deed Book 7813 Page 310 dated 02/22/2006, recorded 02/23/2006, YORK County, SOUTH CAROLINA.

## Gerald Kaputa

Mikki Kaputa  
Mikki Kaputa

Signed, Sealed and Delivered  
in the presence of these Witnesses  
(one of whom may be the Notary):

Witness (signature on above line)

Printed Name \_\_\_\_\_

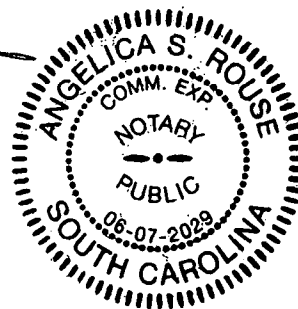
Witness (signature) on above line

Printed Name

STATE OF South Carolina  
COUNTY OF York

The foregoing instrument was acknowledged before me on 08 February, 2021 by ~~Gerald Kaputa~~ and **Mikki Kaputa** who are personally known to me or have produced Passport as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public



**EXHIBIT A  
(LEGAL DESCRIPTION)**

**The Land referred to herein below is situated in the County of YORK, State of SC, and is described as follows:**

**Being all of Lot 50 of Springsteen Plantation, Catawba Township, York County, South Carolina as shown on a plat recorded in Book B-128, Page 8, in the Office of the Clerk of Court for York County, South Carolina; reference to which plat is hereby made for a more particular description of the subject property. Reference is also made to Plat by Fisher-Sherer dated February 6, 2005 to be recorded herewith.**

**Tax ID:6690701009**

**PROPERTY ADDRESS 602 Stonehenge Dr., Rock Hill, SC 29730**

STATE OF SC

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 on this affidavit and I understand such information.
2. The property being transferred is located at 602 Stonehenge Dr., Rock Hill, SC 29730 bearing York County Tax Map Number 6690701009, and described as in Exhibit A, attached, was transferred by Gerald Kaputa and Mikki Kaputa to Gerald Kaputa on .
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): \_\_\_\_\_

(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 \_\_\_\_\_
- (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 A 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: \_\_\_\_\_
- (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero 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: \_\_\_\_\_

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

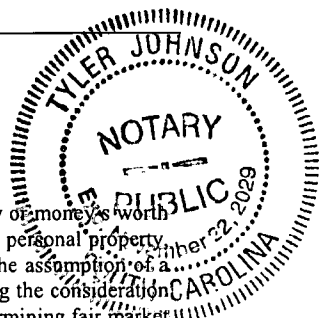
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

*Gerald Kaputa*  
 Responsible Person Connected with the Transaction

*Gerald Kaputa*  
 Print or Type Name Here

SWORN to before me this 15  
 day of February 20 21

Notary Public for SC  
 My Commission Expires: 11.22.2029



**INFORMATION**

Except as provided in this paragraph, the term "value" means A 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, A 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 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 quit claim 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 quit claim 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.
- (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.

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