

YORK COUNTY ASSESSOR

2024033315

Tax Map:
337-00-00-055
Date: 10/18/2024

DEED
RECORDING FEES \$15.00
STATE TAX \$1950.00
COUNTY TAX \$825.00
PRESENTED & RECORDED:

10-18-2024 08:52:52 AM

BK: RB 21568
PG: 73 - 78

ANGIE M BRYANT
CLERK OF COURT
YORK COUNTY, SC
BY: REGINA PRUITT CLERK

Brice Law Firm, LLC
P. O. Drawer 300
York, SC 29745

E H

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF YORK)

KNOW ALL MEN BY THESE PRESENTS that **Christopher Holbert and Kathy Holbert**, hereinafter referred to as "Grantor", in the State and County aforesaid, for and in Consideration of Seven Hundred Fifty Thousand and no/100 (\$750,000.00) Dollars to **Jennifer A. Kornegay and Jeffery R. Kornegay II, 1946 Garvin Road, York, SC 29745**, hereinafter the "Grantee", has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, "as joint tenants with right of survivorship and not as tenants in common, for and during the term of their joint natural lives, and upon the death of either joint tenant, then to the surviving tenant in fee simple" his or her heirs and assigns forever, all of my right, title and interest in and to following described real property, to wit:

All that piece, parcel or tract of land lying, being and situate on Garvin Road, Bethesda Township, York County, South Carolina, respectively designated as Lot 1, containing 5.00 acres, more or less, on plat of "Survey Prepared for Colttis, LLC. & Colton Metker" prepared by Jason Lee Wylie, PLS, dated October 27, 2016, recorded herewith in Plat Book 152, Page 290, in the Office of the Clerk of Court for York County, South Carolina, which is incorporated herein by reference.

DERIVATION: This being the real property conveyed to Christopher Holbert and Kathy Holbert by deed of Moose Creek Homes, LLC. recorded July 31, 2017, in Book 16504, Page 297, RMC office for York County, SC.

Tax Map No. 337-00-00-055

The within property is conveyed subject to all existing easements and restrictions appearing in the chain of title, which said easements and 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 premises before mentioned unto the said Grantee, **“as joint tenants with right of survivorship and not as tenants in common for and during the term of their joint natural lives, and upon the death of either joint tenant, then to the surviving tenant in fee simple, his or her”** heirs and assigns forever.

And the Grantors does hereby bind **their heirs**, successors, Executors, Personal Representatives, and Administrators to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Heirs and Assigns, against the Grantor and the Grantor's Heirs, Successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

--INTENTIONALLY LEFT BLANK--

WITNESS the Hand and Seal of The Grantor(s) this the 15th day of October, 2024.

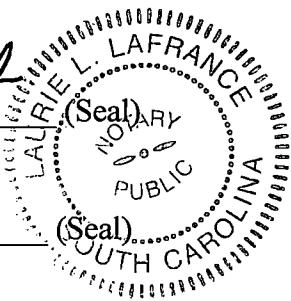
Signed, Sealed, and Delivered
in the presence of:



Witness #1



Christopher Holbert





Witness #2 (can also be Notary)

STATE OF SOUTH CAROLINA

)

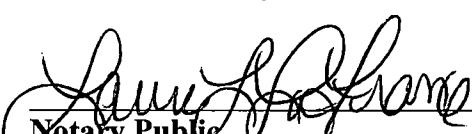
ACKNOWLEDGMENT

COUNTY OF YORK

)

I, the undersigned, Notary Public for the State of South Carolina do hereby certify that **Christopher Holbert**, personally appeared before me this day and acknowledge the due execution of this foregoing instrument.

Witness my hand and seal this the 15th day of October, 2024.



Notary Public



My Commission Expires: 4.20.30

WITNESS the Hand and Seal of The Grantor(s) this the 14 day of October, 2024.

Signed, Sealed, and Delivered
in the presence of:

in the presence of:

June B. Danz
Witness #1

Witness #1

(Seal)

~~Christopher Holbert~~

Jeffrey J. Lavery
Witness #2 (can also be Notary)

Witness #2 (can also be Notary)

Kathy Holbert (Seal)
Kathy Holbert

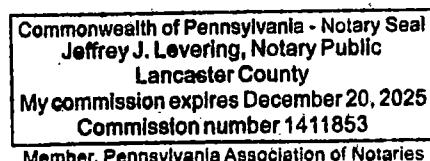
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Lancaster*

ACKNOWLEDGMENT

I, the undersigned, Notary Public for the Commonwealth of Pennsylvania do hereby certify that ~~Christopher Holbert and~~ **Kathy Holbert**, personally appeared before me this day and acknowledge the due execution of this foregoing instrument.

Witness my hand and seal this the 14 day of October, 2024.

Jeffrey J. Lewand (Sign and Seal)
Notary Public
My Commission Expires: 12 20 2025



STATE OF SOUTH CAROLINA
COUNTY OF YORK

) Page 1 of 2
) 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, being located on Garvin Road, York, SC 29745, being York County Tax Map Number 337-00-00-055 was transferred by **Christopher Holbert and Kathy Holbert on October 15, 2024.**
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):

(exemption no.)

(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 **\$750,000.00**
 - (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. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: **NONE**

6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: **\$750,000.00**
 - (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: **\$750,000.00**

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$ 2,790.00**.

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

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.

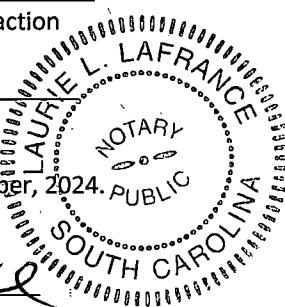
Responsible Person Connected with the Transaction

William M. Brice, III
Print or Type Name Here

SWORN to before me this the 15th day of October, 2024.


Notary Public for South Carolina Laurie L. LaFrance

My Commission Expires: 04/28/30



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 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 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.