

RERECORDED TO CORRECT COUNTY

YORK COUNTY ASSESSOR

Tax Map: -

485-00-00-009

Date: 09/18/2025

E H

Pendleton and Pendleton
Attorneys at Law
103 Kings Mountain Street
Clover, South Carolina 29710



2025031606

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

09-18-2025 08:56:17 AM

BK: RB 22142

PG: 426 - 433

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



2025030075

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

09-05-2025 01:19:51 PM

BK: RB 22121

PG: 315 - 322

ANGIE M BRYANT
CLERK OF COURT
YORK COUNTY, SC
BY: CASSI REDDEN CLERK

DEED PREPARED ONLY.
NO TITLE EXAMINATION OR CERTIFICATION.

STATE OF SOUTH CAROLINA

YORK

COUNTY OF CHEROKEE

DEED TO REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS, That **Michael F. Duke, Maston H. Duke, IV, and Christopher C. Duke** (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **One Dollar, Love and Affection (Children to Father)** to the Grantor paid by **Maston H. Duke, III**, (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, his heirs and assigns, the following described property:

PARCEL 1:

All that certain piece, parcel or lot of land, with the improvements thereon, lying, being and situated in Bethel Township, York County, South Carolina, being a portion of Lot #14 (said portion being shaded in blue pencil), as reflected and shown on a plat by John Quinn Hall, Registered Surveyor, dated July 14, 1973, said portion or shaded area containing 1.0 acre. Said 1.0 acre lot or tract fronts 200 feet on a road leading to S.C. Highway S-152, has a uniform depth of 218 feet, and has a width of 200 feet in the rear. Said plat (of the area herein described) is incorporated and made a part hereof. Said plat is recorded in Plat Book 45, Page 47, Office of the Clerk of Court for York County, South Carolina. The property herein described is a portion of the property conveyed to Whispering Pines, Inc., by George W. Barnett, by deed dated January 4, 1971, recorded in Deed Book 412, Page 96, Office of the Clerk of Court for York County, South Carolina.

Maston H. Duke, III, acquired title to the 1.0 acre tract herein described by deed from Whispering Pines, Inc., dated November 6, 1973, recorded on February 4, 1974, in Deed Book 478, Page 196, said Office of the Clerk of Court for York County, South Carolina.

This is the identical property described in deed of Maston H. Duke, III, to Judy Brock Duke dated October 18, 1976, and recorded October 18, 1976, in Deed Book 538, Page 190, Office of the Clerk of Court for York County, South Carolina.

PARCEL 2:

All that certain piece, parcel or lot of land lying, being and situate in Bethel Township, York County, South Carolina, and being designated as Lot A, containing 1.183 acres, more or less, as shown on Plat of Survey for Maston H. Duke, III, dated June 18, 2022, Joe H. Baird, PLS, and recorded in Plat Book 170, Page 159, Office for Clerk of Court for York County, South Carolina, and said plat being incorporated herein and made a part of for a more accurate description as if more fully set forth.

This is a portion of the property described in deed of Whispering Pines, Inc., to Maston H. Duke, III, and Judy Brock Duke, dated February 23, 1979, and recorded February 23, 1979, in Deed Book 589, Page 135, Office of the Clerk of Court for York County, South Carolina.

It is the intent of the Grantee herein that the above described property be combined with Grantee's adjoining tax parcel #485-00-00-009.

This is the identical property described in deed dated November 11, 2022, and recorded November 15, 2022, in Record Book 20500, Page 35, Office of the Clerk of Court for York County, South Carolina.

Reference is prayed to Deed of Distribution from the Estate of Judy Brock Duke, known as Case No. 2025ES4600049 in the Probate Court for York County, South Carolina, dated April 1, 2025, and recorded April 2, 2025, in Record Book 21830, Page 321, Office of the Clerk of Court for York County, South Carolina.

This conveyance is made subject to all easements, restrictions, and rights of way, if any, appearing of record in the chain of title of the subject property or visible upon an actual, physical inspection of the subject property.

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, his heirs and assigns forever.

And the Grantors do hereby bind themselves and their heirs and assigns, and Personal Representatives, 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 and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantors this 14 day of April in the year of our Lord Two Thousand Seventeen and in the two hundred and forty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

2) Meglena

3) Audrey Patton

1) Michael F. Duke
Michael F. Duke

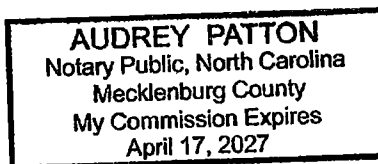
STATE OF ^{North} ~~SOUTH~~ CAROLINA)
COUNTY OF ~~YORK~~ ^{Mecklenburg})

ATTESTATION

I 4) Audrey Patton, do hereby certify that Michael F. Duke, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

WITNESS my hand and official seal, this the 16 day of April, 2025.

5) Audrey Patton
Notary Public for ~~South~~ ^{North} Carolina
My Commission Expires: April 17, 2027



Signed, Sealed and Delivered
in the Presence of:

2) [Signature]

3) [Signature]

1) Maston H. Duke, IV
Maston H. Duke, IV

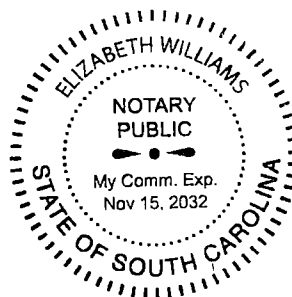
STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

ATTESTATION

I, Elizabeth Williams, do hereby certify that Maston H. Duke, IV, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

WITNESS my hand and official seal, this the 14 day of April, 2025.

5) [Signature]
Notary Public for South Carolina
My Commission Expires: 11/15/2032



Signed, Sealed and Delivered
in the Presence of:

2) Danielle Love

1) Christopher C. Duke
Christopher C. Duke

3) Janette F. Schuster

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

ATTESTATION

I, Janette F. Schuster, do hereby certify that Christopher C. Duke, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

WITNESS my hand and official seal, this the 15th day of April, 2025.

Janette F. Schuster
Notary Public for ~~South~~ Carolina North Carolina
My Commission Expires: May 6, 2025

Grantee's Address: 2639 Riverfork Road, Clover, SC 29710

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 2639 Riverfork Road, Clover, South Carolina, 29710, bearing York County Tax Map Number 485-00-00-009 was transferred by Michael F. Duke, Maston H. Duke, IV, and Christopher C. Duke, to Maston H. Duke, III on April 14, 2025.
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) X _____ Exempt from the deed recording fee because (See Information section of affidavit):
#1
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)
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 \$.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 X 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: \$.00
 - (b) Place the amount listed in item 5 above here: \$.00
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$.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: \$.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: officer of Grantee.
9. I understand that a person required to furnish this affidavit who wilfully 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.

Maston H. Duke III
Responsible Person Connected with the Transaction

SWORN to before me this 14
day of April, 2025

Maston H. Duke, III
Print or Type Name Here

[Signature]
Notary Public for South Carolina
My Commission Expires: 03/09/2033

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; 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 established 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 Federal Power Act.