

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

DEED PREPARED ONLY.
NO TITLE EXAMINATION OR CERTIFICATION.



2025031617

DEED
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00

PRESENTED & RECORDED:

09-18-2025 09:31:59 AM

BK: RB 22143

PG: 45 - 51

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

STATE OF SOUTH CAROLINA

DEED TO REAL PROPERTY

COUNTY OF YORK

KNOW ALL MEN BY THESE PRESENTS, That **Katherine Holt Anthony Harris, a/k/a Kathryn Holt Anthony Harris and Holt A. Harris** (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **One and No/100 (\$1.00) Dollar, Love and Affection (Wife to Husband and Wife)** to the Grantor paid by **Kathryn Holt Anthony Harris and David R. Harris, as joint tenants with rights of survivorship, and not as tenants in common** (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **Kathryn Holt Anthony Harris and David R. Harris**, or the survivor of them, for and during their joint lives and upon the death of both of them, then to **Walter Miles Harris and Carter Harris Shaver**, their heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion:

TRACT 1:

All that certain tract of land situate in Kings Mountain Township, York County, South Carolina, and described as follows: Beginning at an iron, said iron being the southeast corner of Tract 1-A as shown on plat of property of Evelyn G. Edmunds and Mary Kathryn G. Anthony dated March 28, 1990, and revised November 28, 1990, and February 10, 2000, and running thence, with property now or formerly of Sam H. Bowman, S. 86-10-50 E. 71.65 feet; thence, a new line, S. 03-41-53 W. 467.08 feet to an iron; thence, another new line, S. 64-34-14 E. 425.77 feet to an iron on eastern side of S. C. Highway S-1474, Smith Road; thence S. 07-01-30 W. 299.67 feet crossing Morris Branch to an iron; thence, crossing Morris Branch and Smith Road, N. 59-20-44 W. 489.56 feet to an iron; thence N.

72-22-25 W. 180 feet to an iron; thence N. 17-37-35 E. 242 feet to an iron; thence N. 17-21-42 E. 436.25 feet to point of beginning and containing 5 acres, more or less, as shown on plat of property of Katherine Holt Harris dated February 14, 2000, and revised April 14, 2000, John Quinn Hall, RLS, said plat being recorded in Plat Book B264, Page 4, RMC Office for York County, South Carolina, and said plat being incorporated herein and made a part hereof for a more accurate description as if more fully set forth.

The Grantor herein, further conveys to the Grantee, her heirs and assigns, a nonexclusive 30 feet wide right of way for utility and vehicular ingress and egress along the eastern boundary line of Tract 1-A and described thereon as "existing farm road" as shown on plat of property of Evelyn G. Edmunds and Mary Kathryn G. Anthony dated March 28, 1990, and subdivided November 28, 1990, with Tract No. 1 subdivided February 10, 2000, John Quinn Hall, RLS, said plat being incorporated herein and made a part hereof for a more accurate description as more fully set forth. The Grantor herein further conveys to the Grantee herein, her heirs and assigns, a 30 feet wide right of way for vehicular and utility ingress and egress from the "existing farm road" as previously described, crossing Tract 1-B to the property herein described, said 30 feet wide right of way being more fully described on plat of property of Kathryn Holt Harris dated February 14, 2000, and revised April 14, 2000, John Quinn Hall, RLS, said plat being incorporated herein and made a part hereof for a more accurate description as if more fully set forth.

This is the identical property described in deed of Mary Kathryn G. Anthony to Kathryn Holt Anthony Harris dated August 31, 2000, and recorded September 6, 2000, in Record Book 3259, Page 165, Office of the Clerk of Court for York County, South Carolina.

TRACT 2:

All that certain tract of land situate in Kings Mountain Township, York County, South Carolina, and described as follows: Beginning at an old iron at southeast corner of Tract 1-A and southwest corner of property now or formerly of Sam Houston Bowman, and running thence, with property now or formerly of Sam Houston Bowman, S. 86-10-50 E. 593.50 feet to an old iron on eastern edge of S. C. Highway S-1474, Smith Road, and running thence S. 15-08-33 W. 636.27 feet to an old iron; thence S. 07-01-30 W. 299.67 feet to an old iron; thence S. 41-57-14 W. 537.74 feet to an old iron; thence S. 15-50-14 E. 369.60 feet to an old iron; thence N. 84-58-54 W. 854.03 feet to a new iron; thence N. 16-52-37 W. 1,917.40 feet to a new iron; thence S. 81-01-30 E. 1,293.50 feet to point of beginning and being all of Tract 1-B, containing 52.37 acres, LESS that certain five (5) acre barn lot, as more fully set forth on plat of property of Kathryn Holt Harris dated February 14, 2000, and revised April 14, 2000, John Quinn Hall, RLS, said plat being recorded in Plat Book B264, Page 5, RMC Office for York County, South Carolina, and said plat being incorporated herein and made a part hereof for a more accurate description as if more fully set forth.

Also a nonexclusive 30 feet wide right of way for utility and vehicular ingress and egress along the eastern boundary line of Tract 1-A and described thereon as "existing farm road" as shown on plat of property of Evelyn G. Edmunds and Mary Kathryn G. Anthony dated

March 28, 1990, and subdivided November 28, 1990, with Tract No. 1 subdivided February 10, 2000, John Quinn Hall, RLS, said plat being incorporated herein and made a part hereof for a more accurate description as more fully set forth.

The five (5) acre barn lot excepted from the above described property is more fully set forth in deed of Mary Kathryn G. Anthony to Kathryn Holt Anthony Harris dated August 31, 2000, and recorded September 6, 2000, in Record Book 3259, Page 165, Office of the Clerk of Court for York County, South Carolina.

This is the identical property described in deed of Mary Kathryn G. Anthony to Kathryn Holt Anthony Harris dated August 31, 2000, and recorded September 6, 2000, in Record Book 3259, Page 168, Office of the Clerk of Court for York County, South Carolina.

Reference is prayed to Certificate of Death of Kathryn Gettys Anthony recorded April 21, 2020, in Record Book 18211, Page 67, Office of the Clerk of Court for York County, South Carolina, and to Certificate of Death of William Edward Anthony, Sr., recorded April 21, 2020, in Record Book 18211, Page 66, Office of the Clerk of Court for York County, South Carolina.

LESS AND EXCEPT: Conveyance of 0.099 ac., more or less, described in deed of Kathryn Holt Anthony Harris to ULAI, Inc., dated and recorded June 16, 2022, in Record Book 20246, Page 199, and conveyance of 0.055 acres, more or less, described in deed of Kathryn Holt Anthony Harris to Delbert Sanders and Carolyn Renee Sanders, dated and recorded June 16, 2022, in Record Book 20246, Page 202, Office of the Clerk of Court for York County, South Carolina.

For reference purposes only:

Tract 1: Tax Map No. 284-00-00-051

Tract 2: Tax Map No. 284-00-00-011 and 284-00-00-039

These tracts are conveyed together with and subject to any matters of rights of way and/or easements for ingress, egress, utility purposes that may appear on the above referenced plat or any other easements, conditions and restrictive covenants imposed on the property in the chain of title, if any.

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, **Kathryn Holt Anthony Harris and David R. Harris**, or the survivor of them, for

and during their joint lives and upon the death of both of them, then to Walter Miles Harris and Carter Harris Shaver, their heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion.

And the Grantor does hereby bind herself and her heirs and assigns 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 assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 17 day of September in the year of our Lord Two Thousand Twenty-Five and in the two hundred fiftieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

Rhonda Simmons

Katherine Holt Anthony Harris
Katherine Holt Anthony Harris, a/k/a
Kathryn Holt Anthony Harris and Holt
A. Harris

[Signature]

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

ATTESTATION

I, G. Franklin Pendleton, II, do hereby certify that Katherine Holt Anthony Harris, a/k/a Kathryn Holt Anthony Harris and Holt A. Harris who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) 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 17 day of September, 2025.



Notary Public for South Carolina

My Commission Expires: 03/09/2033

Grantee's Address: 1200 Peach Orchard Road, Clover, SC 29710

STATE OF SOUTH CAROLINA)
COUNTY OF York)

Affidavit

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 Peach Orchard Rd, Clover, SC
bearing York County Tax Map Number 284-00-00-28 transferred
by Katherine Held Antley Harris
to Katherine Held Antley Harris & David R. Hinson on 9/17/25
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 #1 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.)
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 "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:
Affiant
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.

SWORN to before me this 19th
day of September 20 25
Regina G. Davis
Notary Public for South Carolina
My Commission Expires: 09/28/26

[Signature]
Responsible Person Connected with the Transaction
Co. Frank A. Hill
Print or Type Name Here

* 284-00-00-011 + 284-00-00-039

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 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 executed 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.