

LANCASTER COUNTY ASSESSOR

Tax Map:  
0030L 0G 001 00

RECORDED THIS 23rd DAY  
OF MARCH, 2023  
IN BOOK 00 PAGE 00

Prepared by McDonnell & Associates, P.A.  
After recording return to:  
P.O. Box 12245  
Columbia, SC 29211  
M&A File No.: SC-23592945

*Stephanie C. Knight*

Auditor, Lancaster County, SC

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that **RIVERCHASE ESTATES PARTNERS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**, hereinafter referred to whether singular or plural as "Grantor" in the State aforesaid, for and in consideration of the sum of **TWO HUNDRED TWENTY THOUSAND NINE HUNDRED DOLLARS AND NO CENTS (\$220,900.00)**, the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release subject to the easements, restrictions, reservations and conditions contained herein, unto **GERALD JOSEPH MINDEL II AND LAURIE ANN SESSA**, as joint tenants with rights of survivorship and not as tenants in common, referred to hereinafter whether singular or plural as "Grantee," the following described property:

**SEE ATTACHED EXHIBIT "A"**

Grantees' Address: 1481 Pine Island View, Mt. Pleasant, SC 29464

This conveyance is made subject to taxes and assessments for the year 2023 and all subsequent years, and to all easements, covenants, restrictions and conditions of record and otherwise affecting the property, including but not limited to rights-of-way indicated by instruments and plats of record, all other matters shown on plats of record, and to all applicable zoning and other land use regulations or restrictions of any political subdivision in which the subject is situate.

TOGETHER with all and singular, subject to the easements, restrictions, reservations and conditions contained herein, 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 the said Grantee, Grantee's heirs and assigns forever.

AND Grantor does hereby promise, for Grantor and Grantor's successors, assigns, and representatives, that title to the property described herein is the same quality of title which was received by Grantor from the prior title holder and Grantor binds Grantor and Grantor's heirs, successors and assigns to warrant and forever defend all and singular the premises unto the Grantee, Grantee's heirs, successors and assigns, against the Grantor and Grantor's successors, assigns, and representatives only.

LANCASTER COUNTY, SC	
2023003611	DEED
RECORDING FEES	\$15.00
STATE TAX	\$574.60
COUNTY TAX	\$243.10
PRESENTED & RECORDED	
03-23-2023	03:15:59 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1649 PG:255-259	

WITNESS the Hand and Seal of the Grantor this 17 day of MARCH 2023.

Signed, Sealed and Delivered  
in the presence of:

Grantor:  
Riverchase Estates Partners, LLC, a South Carolina  
limited liability company

[Signature]  
Witness #1

By: [Signature]  
-Chris Newsome

Jessica D Allen  
Witness #2 (NOTARY)

Its: Sales Manager

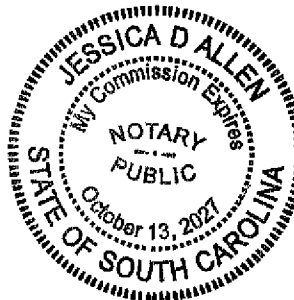
STATE OF South Carolina  
COUNTY OF Lancaster

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 03/17/2023 (date) by  
Chris Newsome, Sales Manager  
(name of officer or agent, title of officer or agent) of  
~~NOTARY WITNESSES~~ Riverchase Estates Partners  
SC (name of corporation acknowledging) a  
SC (state or place of incorporation) corporation, on behalf of the  
corporation). Further, I have verified that pursuant to SC Code Section 26-1-120(E), "The subscribing  
witness identified above who witnessed the principal sign the instrument or witnessed the principal  
acknowledge his/her signature on the instrument is not a party to or beneficiary of the transaction."

Jessica D Allen  
Notary Public of the State of South Carolina

My Commission expires: 10/13/2027  
(Place Notary Seal Below)



**EXHIBIT "A"**

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina; being shown and delineated as Lot 52 on a plat of Riverchase Subdivision, Section 1, Phase 5 prepared by R. Joe Harris & Associates, Inc. for Riverchase Estates Partners, LLC dated August 19, 2022 and recorded August 23, 2022 in the Office of the Register of Deeds for Lancaster County in Plat Book 2022 at Page 395. Reference is made to said plat for a more complete and accurate description of said lot, all measurements being a little more or less.

For Informational Purposes Only:

Being a portion of the property conveyed to Riverchase Estates Partners, LLC by deed of LGI Land SC, LLC dated July 11, 2014 and recorded July 11, 2014 in Book 806 at Page 322 in the Land Records of Lancaster County, South Carolina.

TMS: 0030L-0G-001.00

Property Address: 7836 Gulf Creek Road, Lancaster, SC 29720

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

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 7836 Gulf Creek Road, Lancaster, SC 29720, bearing County Tax Map Number 0030L-0G-001.00, was transferred by Riverchase Estates Partners LLC to Gerald Joseph Mindel II and Laurie Ann Sessa on 3/17/23.
3. Check one of the following: The deed is
  - (a) X 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 \$220,900.00
- (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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$220,900.00
  - (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: \$220,900.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$817.70

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: [Check the correct title]: ✓ Seller \_\_\_\_\_ Buyer \_\_\_\_\_ Closing Attorney \_\_\_\_\_.

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.

[Signature]  
Responsible Person Connected with the Transaction  
SWORN to and subscribed before me this

17 day of March 20 23

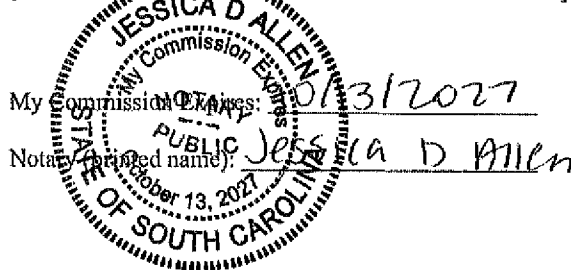
Notary Public for South Carolina

Notary (L.S.): Jessica D Allen

Chris Newsum

Print or Type Name Here

[AFFIX NOTARIAL SEAL IN BLANK SPACE BELOW]



## **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. (This includes, pursuant to Code Section 12-59-140(B)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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 constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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;
- (12) that constitutes 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 proceeding;
- (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.