

LANCASTER COUNTY, SC	
2024008846	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1131.00
COUNTY TAX	\$478.50
PRESENTED & RECORDED	
07-26-2024	08:46:07 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1814 PG:238-244	

LANCASTER COUNTY ASSESSOR

Tax Map:
 0080 00 054 00
 0080 00 054 03

Prepared By:
 Blair Cato Pickren Casterline, LLC
 700 Huger Street, Suite 102
 Columbia, SC 29201

**RECORDED THIS 26th DAY
 OF JULY, 2024
 IN BOOK 00 PAGE 00**

August C. Mungler
 Auditor, Lancaster County, SC

STATE OF SOUTH CAROLINA)
 COUNTY OF LANCASTER)

GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **FC Realty, LLC**, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **FOUR HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$435,000.00)**, the receipt and sufficiency of which is hereby acknowledged, and subject to all easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Jaimie Kathleen Sweem and David John Sweem

as Joint Tenants with Right of Survivorship and Not as Tenants in Common (hereinafter "Grantee") Grantee's successors and assignees forever all Grantee's right, title and equitable or legal interest in and to:

See Exhibit "A" attached hereto and made a part hereof.

Lancaster County Tax Map No.: 0080-00-054.00 and

Property Address: 754 Farmbrook Road, Lancaster, SC 29720

Lancaster County Tax Map No.: 0080-00-054.03

Property Address: East of Farmbrook Road, Lancaster, SC 29720

Grantee Address: 754 Farmbrook Road, Lancaster, SC 29720

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 said premises before mentioned unto the said Grantee, Jaimie Kathleen Sweem and David John Sweem, as joint tenants with rights of survivorship and not as tenants in common.

File No.: 24-02326-SC

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

File No.: 24-02326-SC

WITNESS the Hand and Seal of Jason Marks this 14th day of June and in the year of our Lord, Two Thousand and Twenty-Four (2024) and in the Two Hundred Forty Eighth (248th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:

[Signature]

Witness No. 1

[Signature]

Witness No. 2 (NOTARY)

FC Realty, LLC

By: [Signature]

Sarah Ashly Marks

Its: Member

STATE OF South Carolina

COUNTY OF Richland

ACKNOWLEDGMENT

S.C. §30-5-30

(EFFECTIVE JANUARY 1, 1995)

The foregoing instrument was acknowledged before me by Sarah Ashly Marks.

Witness my hand and seal this 14th day of June, 2024.

[Signature]

Notary Public for _____

My Commission Expires: _____

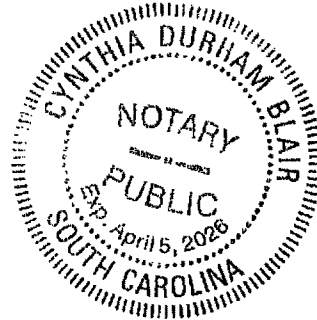


EXHIBIT "A"

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina, being shown and designated as Tract 1 containing 0.31 acres, more or less, and Tract 2 containing 1.79 acres, more or less, for a TOTAL of 2.10 ACRES, more or less, on a plat prepared for Tommy James, Randy James, Nicky James, Terry James and Debra Branham by Jack Smith Surveying dated July 28, 2006, and recorded in the office of the Register of Deeds for Lancaster County in Plat/Record Book 2008 at page 1141. Reference to said plat is made for a more complete and accurate description.

ALSO INCLUDED and SUBJECT TO: The Twenty-Five (25') foot non-perpetual easement for egress and ingress and utilities from Farmbrook Road to Tract 2 shown on above referenced plat as Tract 1 containing 0.31 acre, more or less. ALSO the terms and conditions of the easement as recorded in Book 498 at pages 9-16 in the Lancaster County Register of Deeds, Lancaster County, South Carolina.

DERIVATION:

This being the same property conveyed to Wayland Long by deed of Sandra R. Blackmon dated October 12, 2017, and recorded October 13, 2017, in the office of the Register of Deeds for Lancaster County in Deed/Record Book 1089, Page 116; subsequently, Wayland Long aka Wayland C. Long Sr. conveyed interest to Wayland C. Long Sr. and Kristin E. Long by deed dated July 3, 2018, and recorded July 5, 2018, in Deed/Record Book 1153, Page 203. Further, Wayland Long and Kristen E Long conveyed interest to FC Realty LLC by deed dated Dec 28, 2023 and recorded simultaneously herewith.

Lancaster County Tax Map No.: 0080-00-054.00 and

AND Also: all that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina, being shown and designated as containing 6.3 acres, more or less, being made up of Tract 4 containing 2.10 acres, Tract 5 containing 2.10 acres and Tract 6 containing 2.10 acres, all more or less, being a TOTAL of 6.30 ACRES, more or less, said tracts shown on a plat prepared for Tommy James, Randy James, Nicky James, Terry James and Debra Branham by Jack Smith Surveying dated July 28, 2006, and recorded in the office of the Register of Deeds for Lancaster County in Plat/Record Book 2008 at page 1141. Reference to said plat is made for a more complete and accurate description.

ALSO INCLUDED: The Twenty-Five (25') foot easement for egress and ingress and utilities from Farmbrook Road for so long as access to Tracts 4, 5 and 6 (see Plat in Book 2008 at page 1141) from Madison Land is prohibited by Court Order, in the event that access to Tracts 4, 5, and 6 from Madison Land shall no longer be restricted, said easement for purpose of egress and ingress shall be forever extinguished. However, the easement for the propose of maintaining utilities existing at the time access from Madison Land is no longer restricted shall continue for so long as said utilities are operational, provided that replacement of existing utilities in said easement shall not be permitted, and provided that use of said easement for utility maintenance shall be forever extinguished in the even of a utility ceases. ALSO the terms and conditions of the easement as recorded in Book 498 at pages 9-16 in the Lancaster County Register of Deeds, Lancaster County, South Carolina.

DERIVATION:

This being the same property conveyed to Wayland Long (Tract 4) by deed of Debra Evans, F/K/A Debra Branham dated October 12, 2017, and recorded October 13, 2017, in the office of the Register of Deeds for Lancaster County in Deed/Record Book 1089, Page 114; AND Elvin D. Wright, Jr. conveyed interest to Wayland Long (Tract 5) by deed dated October 12, 2017, and recorded October 13, 2017, in Deed/Record Book 1089, Page 118; AND ALSO Tommy James, Jr. conveyed interest to Wayland Long (Tract 6) by deed dated October 27, 2017, and recorded October 27, 2017, in Deed/Record Book 1092, Page 107. Further, Wayland Long and Kristen E Long conveyed interest to FC Realty LLC by deed dated Dec 28, 2023 and recorded simultaneously herewith

Lancaster County Tax Map No.: 0080-00-054.03

File No.: 24-02326-SC

**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 754 Farmbrook Road, Lancaster, SC 29720 bearing Lancaster County Tax Map Number 0080-00-054.00 and East of Farmbrook Road, Lancaster, SC 29720 bearing Lancaster County Tax Map Number 0080-00-054.03, was transferred by FC Realty, LLC to Jaimie Kathleen Sweem and David John Sweem on June 14, 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 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 \$435,000.00.
 - 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. (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 the item 4 above here: \$ 435,000.00
 - b. Place the amount listed in item 5 above here: \$ 0.00
(if no amount is listing, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 435,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:

\$ 1,609.50 _____

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

Seller(s) _____

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.

FC Realty, LLC

By: _____

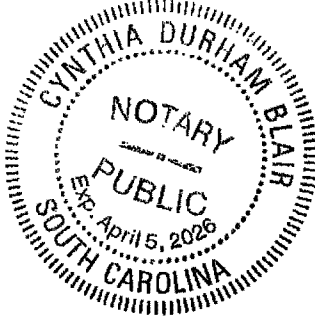
Sarah Ashly Marks

Its: Member

Subscribed and sworn to before me this 20 day of June, 2024 by Sarah Ashley Marks

By _____

Notary Public



File No.: 24-02326-SC

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(E)(6), and 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 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 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; and
- (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.