

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

*Suzette C. Manning*  
Auditor, Lancaster County, SC

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  
BC File No. 23-00341-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 **Wayland Long and Kristin E. Long n/k/a Kristin Elizabeth Wright**, in the State aforesaid, for and in consideration of the sum of THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$335,000.00), 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:

**FC Realty, LLC**

All Grantor's right, title and equitable or legal interest in and to:

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, 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.

TMS: 0080-00-054.00

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

LANCASTER COUNTY, SC	
2024008845	DEED
RECORDING FEES	\$15.00
STATE TAX	\$871.00
COUNTY TAX	\$368.50
PRESENTED & RECORDED	
07-26-2024	08:46:06 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1814	PG:231-237

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.

Lancaster County Tax Map No.: 0080-00-054.00 and 0080-00-054.03

Property Address: 754 Farmbrook Road, Lancaster, SC 29720

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, 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 purpose 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 event 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.

TMS: 0080-00-054.03

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.

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, and Grantee's heirs and assigns forever.

**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.

WITNESS the Hand and Seal of Wayland Long this 28 day of DECEMBER and in the year of our Lord, Two Thousand and Twenty-Three (2023) 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]  
Wayland Long

[Signature]  
Witness No. 2 (NOTARY)

STATE OF SC  
COUNTY OF pickens

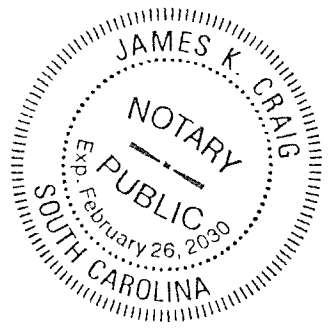
ACKNOWLEDGMENT  
S.C. §30-5-30  
(EFFECTIVE JANUARY 1, 1995)

The foregoing instrument was acknowledged before me by Wayland Long.

Witness my hand and seal this 28 day of DECEMBER, 2023.

[Signature]  
Notary Public for \_\_\_\_\_

My Commission Expires: 2/26/30



WITNESS the Hand and Seal of Kristin E. Long n/k/a Kristin Elizabeth Wright this 19 day of December 2023 and in the year of our Lord, Two Thousand and Twenty-Three (2023) 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] NKA  
Kristin E. Long n/k/a Kristin Elizabeth Wright  
[Signature]  
W.E.W.

[Signature]  
Witness No. 2 (NOTARY)

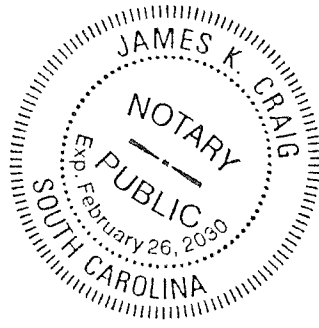
STATE OF SC  
COUNTY OF Richmond

ACKNOWLEDGMENT  
S.C. §30-5-30  
(EFFECTIVE JANUARY 1, 1995)

The foregoing instrument was acknowledged before me by Kristin E. Long n/k/a Kristin Elizabeth Wright.

Witness my hand and seal this 19 day of December, 2023

Notary Public for [Signature]  
My Commission Expires: \_\_\_\_\_



**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 0080-00-054.03 and East of Farmbrook Road, Lancaster, SC 29720 bearing Lancaster County Tax Map Number 0080-00-054.03, was transferred by Wayland Long and Kristin E. Long n/k/a Kristin Elizabeth Wright to FC Realty, LLC on .
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 \$335,000.00.
  - 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: \$ \_\_\_\_\_ 335,000.00 ✓
  - 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: \$ \_\_\_\_\_ 335,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 1,239.50 .

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.

[Signature]  
Wayland Long

[Signature] nka  
Kristin E. Long n/k/a Kristin Elizabeth Wright

[Signature] E. Wright

Subscribed and sworn to before me this 19 day of DECEMBER, 2023 by **Wayland Long and Kristin E Long nka Kristin Elizabeth Wright**

By [Signature]

Notary Public

