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

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Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR Tax Map: 0008 00 032 05

Return to: LANDO LAW FIRM, LLC 6277-600 Carolina Commons Dr. PMB #210 Indian Land, SC 29707

STATE OF SOUTH CAROLINA)

1 TITLE NOT SEARCHED BY PREPARER

2 COUNTY OF LANCASTER) Quit Claim Deed

KNOW ALL PERSONS BY THESE PRESENTS, THAT Clinton Thomas ("GRANTOR" whether singular or plural) in the State and County aforesaid, for and in consideration of the sum of Fifteen and No/100 (\$15.00) DOLLARS to it in hand paid at and before the sealing of these presents by TR Ventures 2, LLC A South Carolina Limited Liability Company, in Fee Simple (GRANTEE" whether singular or plural), with mailing address of 128 Wade Carnes Lane, Indian Land, SC 29707 in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said GRANTEE, his heirs and assigns, forever, in Fee Simple, the following described real property, to wit:

LANCASTER COUNTY, SC

07-26-2024 10:11:33 AM

BK:DEED 1814 PG:256-258

DEED

\$15.00

2024008854

BRITTANY GRANT

REGISTER OF DEEDS LANCASTER, COUNTY SC

By: DAVID HUGHES

EXEMPT

RECORDING FEES

PRESENTED & RECORDED

All that certain piece, parcel or lot of land lying and situate in the County of Lancaster, South Carolina, being shown and described as New Lot #1 of .909 acres more or less, as shown on Plat prepared by Eyott Surveying dated November 10, 2022 and recorded in Plat Book 2023 at Page 10 in the Lancaster County, South Carolina Register of Deeds.

Derivation: This being a portion of the identical property conveyed to Clinton R. Thomas by deed of Steven M. Bartlett and Lona F. Bartlett dated March 10, 2017 and recorded March 22, 2017 in Deed Book 1041, Page 45 and the identical property conveyed to Clinton Thomas by deed of Pamela S. Carnes dated April 10, 2020 and recorded April 10, 2020 in Deed Book 1322, Page 281 in the Office of the Lancaster County Register of Deeds.

Address: Lot #1 Wade Carnes Lane, Indian Land, SC 29707 Parcel: 0008-00-032.05

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE his heirs and assigns, forever, in Fee Simple.

AND, the GRANTOR does hereby bind itself and its Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, his heirs and assigns, forever, in Fee Simple against its Successors and Assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's hand and Seal this <u>20</u> day of <u>July</u>, 2024.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESSES:	GRANTOR:
Kyristia Ju Basse	- Churn Irm
Signature 2nd Witness &/or Notary Public	Clinton Thomas
STATE OF <u>SOVYH (avolina</u>) COUNTY OF <u>LAMCASTEV</u>)	ACKNOWLEDGMENT
I, the undersigned Notary Public do ce me this day and acknowledged the due execution	rtify Clinton Thomas personally, appeared before on of the foregoing instrument.
Witness my official seal this the 24	day of
	Notary Public for Sovin Cavolina (state) My Commission Expires:
STATE OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OW	NOTAR DELIC

STATE	OF SOUTH CAROLINA) AFFIDAVIT
COUN	TY OF LANCASTER)
1.	I have read the information on this affidavit and I understand such information.
2.	The property being transferred is known as Lot 1 Wade Carnes Lane, Indian Land, SC 29707, Lancaster County was transferred by Clinton Thomas to TR Ventures 2, LLC, A South Carolina Limited Liability Company on
3.	The transaction was (check one): (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in 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 The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, et seq. because the deed is: in the monetary value of \$15.00.
4.	Check one of the following if either item 3(a) or item 3(b) above has been checked: (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00. (b) The fee is computed on the fair market value of this realty which is (c) The fee is computed based on the fair market value of the realty as
5.	check: YES or No xx 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: (c) Subtract line 6(b) from line 6(a) and place result here: \$0.00
7.	The deed recording fee due is based on the amount listed on line $6(c)$ above and the deed recording fee due is: $$15.00$.
Connec willfully	As required by Code Section 12-24-70, I state that I am a responsible person who was connected e transaction as Purchaser, Legal Representative of the Purchaser, or other Responsible Person sted with the Transaction. I further understand that a person required to furnish this affidavit who furnishers a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be on the more than one thousand dollars or imprisoned no more than one year, or both.
Notary	Person responsible for this transaction Notable for South Carolina Notable for South

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