



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 26 day of July, 2024.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

WITNESSES:

GRANTOR:

Kristen In Barso  
Signature 1<sup>st</sup> Witness

Clinton Thomas  
Clinton Thomas

Whitney R Oakley  
Signature 2<sup>nd</sup> Witness &/or Notary Public

\_\_\_\_\_

STATE OF South Carolina )  
COUNTY OF Lancaster )

ACKNOWLEDGMENT

I, the undersigned Notary Public do certify **Clinton Thomas** personally, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the 26 day of July 2024.

Kristen In Barso  
1<sup>st</sup> Witness

Whitney R Oakley  
Notary Public for South Carolina (state)  
My Commission Expires: JUN 20, 2033



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**AFFIDAVIT**

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 July 21, 2024.
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 established for property tax purposes which is \_\_\_\_\_.
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: \$0.00
  - (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.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Purchaser, Legal Representative of the Purchaser, or other Responsible Person Connected with the Transaction. I further 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.

Shaneese M. Leach, Attorney  
Person responsible for this transaction

SWORN to before me this 21 day of July, 2024.  
W. R. Day  
Notary Public for South Carolina  
My commission expires:

