

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

Suzanne C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:

0014M 0C 004 00

Prepared By:

McMichael and Gray, PC
452 Lakeshore Parkway, Suite 125
Rock Hill, SC 29730

LANCASTER COUNTY, SC	
2024008860	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1157.00
COUNTY TAX	\$489.50
PRESENTED & RECORDED	
07-26-2024	10:51:50 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1814 PG:261-265	

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 **Andres Prieto and Amalia Guerra**, (hereinafter, whether singular or plural "Grantor"), in the State aforesaid, for and in consideration of the sum of FOUR HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$445,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

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

All that certain piece, parcel or lot of land, lying, being and situate in Lancaster County, South Carolina, located in the Walnut Creek Subdivision (formerly known as Edenmoor Subdivision), Phase 1, Map 2, being shown, described and designated as Lot 57 on that certain plat or survey entitled "Edenmoor Subdivision Phase 1, Map 2" by R. Joe Harris & Associates, PLLC recorded at Plat No. 2007, Page 790-791, in the Register of Deeds for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Derivation: this being the identical property conveyed to Andres Prieto and Amalia Guerra by deed of Diana Mary Divico, dated January 27, 2017 and recorded January 27, 2017 in Book 1029, Page 225; and corrected by Quitclaim Deed from Michael T. Walsh and Jennifer A. Walsh to Andres Prieto and Amalia Guerra, dated August 31, 2017 and recorded September 1, 2017 in Book 1079, Page 296 in the Register of Deeds for Lancaster County, South Carolina.

LANCASTER County Tax Map No.: 0014M-0C-004.00

Common Address: 79366 Ridgehaven Road, Lancaster, SC 29720

Grantee Address: 79366 Ridgehaven Road, Lancaster, SC 29720

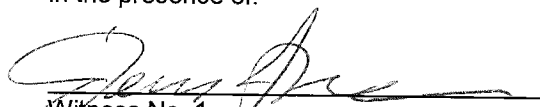
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

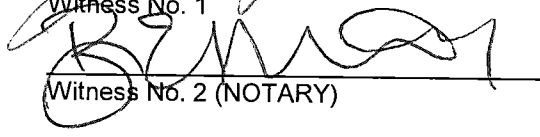
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, Jacob Gilson and Rachel Gilson, as joint tenants with rights of survivorship and not as tenants in common.

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.

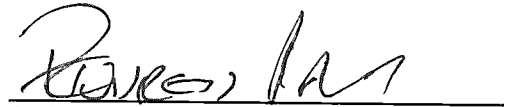
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 25th day of July, 2024.

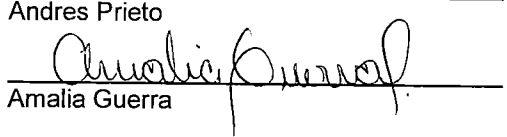
Signed, Sealed and Delivered
in the presence of:



Witness No. 1


Witness No. 2 (NOTARY)



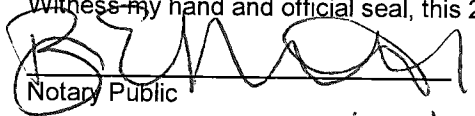
Andres Prieto


Amalia Guerra

STATE OF SOUTH CAROLINA
COUNTY OF YORK

I, the below signed Notary Public, of the above County and State, do hereby certify that Andres Prieto and Amalia Guerra personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 25th day of July, 2024.



Notary Public

My Commission Expires: 10/26/2026
(SEAL)



**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 79366 Ridgehaven Road, Lancaster, SC 29720 bearing LANCASTER County Tax Map Number 0014M-0C-004.00, was transferred by Andres Prieto and Amalia Guerra to Jacob Gilson and Rachel Gilson on July 25, 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 \$445,000.00.
 - 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: \$ 445,000.00
 - 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: \$ 445,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 1,646.50.

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.

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

Grantor

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.

Andres Prieto

Responsible Person Connected with the Transaction

Andres Prieto

Print or Type Name Here

Subscribed and sworn to before me this 25th day of July, 2024.

B. E. MARRINAN
Notary Public
My Commission Expires: 10/26/2026
(Seal)

