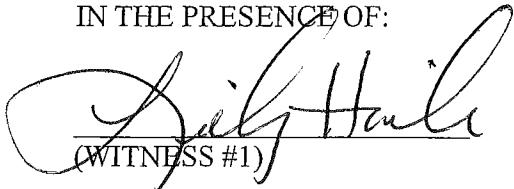


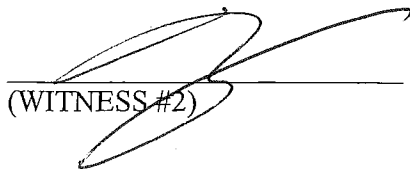
00140 0A 205 00


And the Grantor(s) does hereby bind his or her successors, and assigns, and other lawful representatives, to warrant and forever defend all and singular the Premises unto the Grantee(s) and the Grantee(s) heirs, successors and assigns, against the Grantor(s) and against the Grantor(s) successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

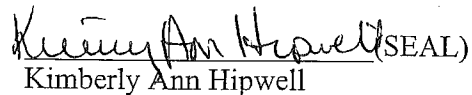
WITNESS the Hand and Seal of the Grantor this 10th day of **July, 2025**.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


(WITNESS #1)


(WITNESS #2)

 (SEAL)
Timothy James Hipwell Jr.

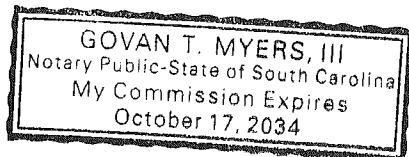
 (SEAL)
Kimberly Ann Hipwell

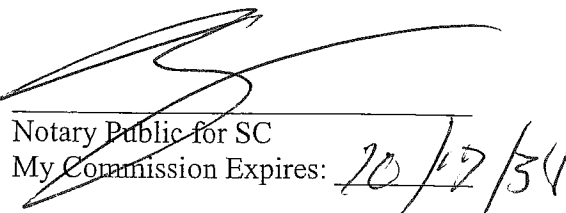
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ACKNOWLEDGEMENT

Before me Govan T. Myers, Notary Public, personally appeared Timothy James Hipwell, Jr. and Kimberly Ann Hipwell and acknowledged the execution of the foregoing document.

Witness my hand and seal this 10th day of **July, 2025**.




Notary Public for SC
My Commission Expires: 10/17/34

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 7049 Irongate Drive bearing Lancaster County Tax Map Number 00140-0A-205.00 transferred by Timothy James Hipwell, Jr. and Kimberly Ann Hipwell to Sallyann Talley and Clint Talley on July 11, 2025.
3. Check one of the following: The deed is
 - (a) XXX 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 as 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)
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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$714,000.00
 - (b) _____ The fee is computed on the fair market value of the realty which
 - (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 X 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: \$714,000.00
 - (b) Place the amount listed in item 5 above here: _____ (If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$714,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,641.80
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 wilfully 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.

Kimberly Ann Hipwell
Print name: Kimberly Ann Hipwell

SWORN to before me this 10th
day of July 2025

Notary Public for SC
My Commission Expires: 10/17/24

