

**LANCASTER COUNTY ASSESSOR**  
**Tax Map:**  
**0016A 08 019 00**

STATE OF SOUTH CAROLINA )  
 ) TITLE TO REAL ESTATE (DEED)  
COUNTY OF LANCASTER ) **(NO TITLE EXAMINATION)**

All that certain piece, parcel or lot of land, lying, being and situate in Indian Land Township, Lancaster County, State of South Carolina and being shown and designated as Physical survey of Lot 19 Residential Neighborhood Ph. 4 Map 1 Carolina Lakes (Plat Book: 2013 Page:195) for Harold O. & Margaret S. Weston prepared by Stuart C. Barwick S.C.P.L.S. and being dated April 7, 2014 and recorded in Plat Book 2014 at Page 217, in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear.

Property Address and Grantee's Address: 5079 Folly Lane, Fort Mill, SC 29707

Tax Map Reference No.: 0016A0B-019.00

This conveyance is made subject to any restrictions, rights-of-way, easements, zoning ordinances or other matters which may appear of record or which an inspection or more recent survey of the premises would or should reveal.

Together with all and singular the rights, members, hereditaments, and appurtenances to said premises belonging or in any wise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the Grantee and the Grantee's heirs or successors and assigns, forever.

The Grantor does hereby bind the Grantor and the Grantor's heirs or successors, personal representatives and administrators, to warrant and forever defend all and singular the premises unto the Grantee and the Grantee's heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand and seal on the 11 day of July, 2025.

SIGNED, sealed and delivered in the presence of:

*Lynn M. Cole*  
(Witness #1)

*Margaret S. Weston, by her Agent and Attorney-in-Fact, Karen Lee Cook*

MARGARET S. WESTON, by her Agent and Attorney-in-Fact, Karen Lee Cook

*Kristina J. Bass*  
(Witness #2)

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

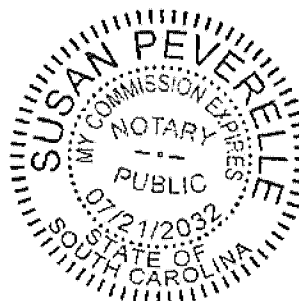
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw Margaret S. Weston, by her Agent and Attorney-in-Fact Karen Lee Cook, sign, seal and, as his act and deed, deliver the within document, and that he, with the other witness subscribed above, witnessed the execution thereof.

*Lynn M. Cole*  
Witness signature

SWORN to before me this 11 day of July, 2025

*Susan Peverelle*  
Notary Public for the State of South Carolina  
My commission expires: 7-21-32



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

AFFIDAVIT FOR EXEMPT TAXES

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

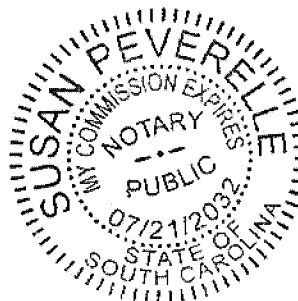
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 5079 Folly Lane, Indian Land, South Carolina 29707, bearing Lancaster County Tax Map No. 0016A-0B-019.00, was transferred by Margaret S. Weston, by her Agent and Attorney-in-Fact Karen Lee Cook to Karen Lee Cook, trustee of the MARGARET S. WESTON REAL ESTATE TRUST, such trust having been established under that certain revocable trust agreement dated July 11, 2025, by Margaret S. Weston, by her Agent and Attorney-in-Fact Karen Lee Cook, as grantor and Karen Lee Cook, as trustee.
3. The deed is exempt from the deed recording fee because: #8 - transferring realty to a trust for no consideration other than an increase in grantor's beneficiary interest in the trust.
4. As required by S.C. Code Section 12-24-70, I state I am a responsible person who was connected with this transaction as: Grantor
5. 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.

*Margaret S. Weston by her Agent  
and Attorney-in-Fact  
Karen Lee Cook*

Margaret S. Weston, by her Agent and Attorney-in-Fact Karen Lee Cook

SWORN to before me this  
11 day of July, 2025

*Susan Peverell*  
Notary Public for the State of South Carolina  
My commission expires: 7-21-32



## **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. 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 constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided 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 such stock or interest held by the grantor. However, 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 of 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 executed pursuant to foreclosure proceedings;
- (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.