

Auditor, Lancaster County, SC

Return to:
Jesson & Rains, PLLC
5821 Fairview Road, Suite 218
Charlotte, NC 28209

LANCASTER COUNTY, SC	
2025009101	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
07-11-2025	02:54:55 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1941 PG:304-307	

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

****TITLE NOT EXAMINED****
TITLE TO REAL ESTATE

KNOW ALL PERSONS BY THESE PRESENTS, THAT **ROBERT T. SODANO** ("GRANTOR") in the State and County aforesaid, for and in consideration of the sum of Five and no/100 dollars (\$5.00) paid by **Robert T. Sodano and Victoria M. Sodano Neal, Trustees of THE RTS LIVING TRUST, U/A dated JULY 10, 2025** ("GRANTEE") of **3033 Belews Street, Indian Land, South Carolina 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, the following described real property, to wit:

All that certain piece, parcel, or lot of land, lysing, being and situate in **Indian Land Township, Lancaster County, State of South Carolina** and being shown and designated as **Lot 160,(Neighborhood "R") Carolina Lakes, Phase I, Map XXVII(PB 2007, PG 1146)** upon plat entitled "**Survey for H. and Joyce Statler**" prepared by **David A. Welrich** and being dated **March 19, 2008** and recorded in **Plat Book 2008 at Page 339** in the office of the Clerk of Court for Lancaster County, SC 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. See also **Plat Book 2008, page 238.**

DERIVATION: This being the same property conveyed to **ROBERT T. SODANO** by deed from **H. KENNETH STATLER, JR.** recorded on **June 30, 2021** in **Book 1449 at Page 88** in the Office of the Clerk of Court for Lancaster County, South Carolina.

Property Address: 3033 Belews Street, Indian Land, South Carolina 29707

Tax Map ID# 0016N-0A-160.00

The premises are conveyed subject to all restrictive covenants, easements and rights-of-way of record or apparent upon a reasonable inspection of the premises.


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

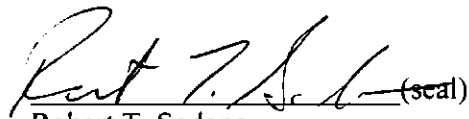
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE.

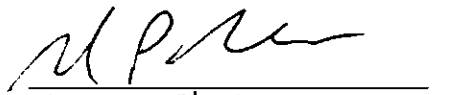
AND, The GRANTOR does hereby bind itself as its Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the GRANTEE, against its Successors and Assigns all persons whomsoever now and hereafter lawfully, claiming, or to claim the same or any part thereof.

WITNESS Grantors hand and Seal this the 10th day of July, 2025.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**


Signature, 1st Witness
Typed Name: Jeneva Vazquez

 (seal)
Robert T. Sodano


Signature, 2nd Witness
Typed Name: Michael Mehlretter

STATE OF SOUTH CAROLINA

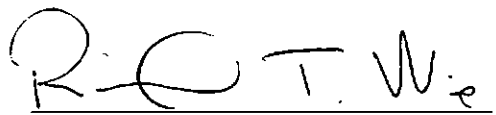
COUNTY OF LANCASTER

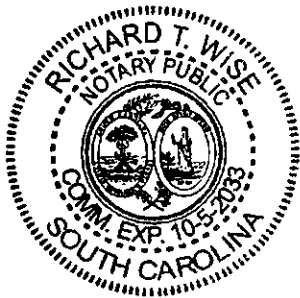
I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she signed the foregoing instrument:

Robert T. Sodano

Date: July 10, 2025

(Official Seal)


Richard T. Wise, Notary Public
My Commission Expires: 10/05/2033



SOUTH CAROLINA
STATE OF _____
COUNTY OF LANCASTER

AFFIDAVIT

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 3033 Belevs Street, Indian Land, South Carolina 29707,
bearing LANCASTER County Tax Map Number 0016N-0A-160.00, was transferred by
ROBERT T. SODANO
to
Robert T. Sodano and Victoria M. Sodano Neal, Trustees of THE RTS LIVING TRUST, U/A dated JULY 10, 2025
on JULY 10, 2025.

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 as a distribution to a trust beneficiary.
- (c) ☒ exempt from the deed recording fee because (See Information section of affidavit);
(8) transfer to grantor's trust
(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 _____.
- (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. 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: _____
(If no amount is listed, place zero here.)
- (c) Subtract line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.

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.

State of South Carolina

County of Lancaster

SWORN to before me this 10th

day of July year of 2025

R. T. Wie

Notary Public

My Commission Expires: October 5, 2033



Robert T. Sodano
Responsible Person Connected with the Transaction

ROBERT T. SODANO

Print or type the above name here

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, 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:

Section 12-24-40

- (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 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 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 12-6-4(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; and,
- (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 purchases as well as for the purpose of purchasing the realty.
- (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.