

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any wise incident or appertaining thereto.

TO HAVE AND TO HOLD all and singular the Premises unto the before mentioned, and upon the death of either of them, to the survivor thereof, their respective heirs and assigns:

And the Grantor does hereby bind herself and her successors, and assigns, and other lawful representatives, to warrant and forever defend all and singular the Premises unto the Grantees and the Grantees' heirs, successors and assigns, against the Grantor 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 30 day of January, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Linda H. Pardue (SEAL)
Linda H. Pardue

Betty P. Crook (SEAL)
Betty P. Crook

James Bryan Walters (SEAL)
James Bryan Walters

[Signature]
Witness (Notary)
[Signature]
Witness

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Sarah Ghannam, Notary Public, do hereby certify that Linda H. Pardue, Betty P. Crook, and James Bryan Walters personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of January, 2024.

[Signature]
Official Signature of Notary

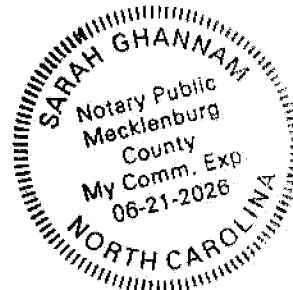


EXHIBIT A

All that certain piece, parcel or tract of land, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, containing 46.883 acres, more or less.

BEING that certain 47.225 acre tract shown and described on Plat of Boundary Survey dated January 15, 2024, entitled 'PLAT OF BOUNDARY SURVEY FOR PETER W. SITES AND MADISON M. SITES' and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Book 2024, Page 46.

LESS AND EXCEPT therefrom the following: 0.342 acres BEGINNING at an existing no. 4 rebar, said point being in the line of Charlotte P. Saucier AKA Charlotte Nycol Saucier, now or formerly; thence S50-45-55E 172.19 feet to an existing 1" iron pipe; thence S34-59-57W 112.17 feet to an existing 4" axle; thence N33-50-26W 193.62 feet; thence N44-07-53E 55.69 feet to beginning.

DERIVATION: This being the same property conveyed unto James Bryan Walters by deed from James Bryan Walters, Personal Representative of the Estate of Ellen Pardue Walters #2021ES2900769 recorded with Lancaster County Register of Deeds on 12/21/2023 in Book 1742, Page 19.

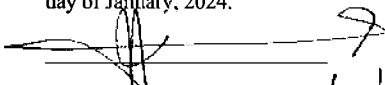
TMS #: 0050-00-038.02

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 0000 Old Pardue Rd, Lancaster, SC 29720 bearing Lancaster County Tax Map Number 0050-00-038.02, was transferred by Linda H. Pardue, Betty P. Crook, and James Bryan Walters to Peter Sites and Madison Sites on the 30th day of January, 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 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. 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. 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: \$445,000.00
 - b. Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here)
 - c. Subtract line 6(b) from line 6(a) and place result here: \$445,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: 1,646.50
8. As required by Code Section 12-24-70, I state that I am responsible person who was connected with the transaction:
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.

SWORN to before me this 30
day of January, 2024.

Responsible Person Connected with the Transaction


Notary Public for NC
My Commission Expires: 6/21/26

Betty P Crook
Grantor

