

LANCASTER COUNTY ASSESSOR

Tax Map:

0049 00 004 02

RECORDED THIS 2nd DAY
OF JUNE, 2022
IN BOOK 00 PAGE 00

Lucretia C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2022009276	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
06-02-2022	01:25:44 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1556 PG:185-192	

This document was prepared by:

Jeanne A. Pearson, Esq.
Johnston, Allison & Hord, P.A.
PO Box 36469
Charlotte, NC 28236

Return to: Grantee

QUITCLAIM DEED
[TITLE NOT EXAMINED]

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

TAX MAP NUMBER: Part of 0049-00-4.02
DATE: May 27, 2022

KNOW ALL MEN BY THESE PRESENTS, that **SAMPSON L. PAUL, Jr. AND ANN P. WILLIAMS**, (collectively, "**Grantor(s)**"), in for valuable consideration [See attached Affidavit of Consideration], to it in hand paid at or before the sealing of these presents by **WILLIAMSON FARM LANE, LLC**, a North Carolina limited liability company ("**Grantee**"), whose mailing address is indicated below, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that tract or parcel of land with all improvements, if any ("**Premises**") described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Grantee's Mailing Address: For purposes of this deed, Grantee's mailing address is:

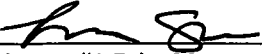
214 Glandon Drive
Chapel Hill, NC 27514

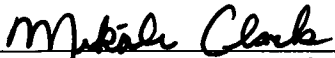
TO HAVE AND HOLD unto the said Grantee and Grantee's successors and assigns forever, the Premises and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, if any.

SIGNATURES APPEAR ON NEXT PAGE

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed under seal effective this 27th day of May, 2022.

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


Witness #1 Print Name: Laura Shew


Witness #2 Print Name: mikaela clark

GRANTORS:

By:  (SEAL)
Name: Sampson L. Paul, Jr.

By: _____ (SEAL)
Name: Ann P. Williams

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed under seal effective this 25th day of May, 2022.

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

GRANTORS:

Angela Nelson
Witness #1 Print Name: Angela Nelson
For Ann Williams
Angela D. Arnold
Witness #2 Print Name: Angela D. Arnold
For Ann Williams

By: _____ (SEAL)
Name: Sampson L. Paul, Jr.

By: Ann P. Williams (SEAL)
Name: Ann P. Williams

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, a Notary Public for the County of Durham, State of North Carolina, do hereby certify that Sampson L. Paul, Jr., voluntarily executed the foregoing on behalf of the company. I certify that the Signatory personally appeared before me this day, and (check one of the following):

- (I have personal knowledge of the identity of the Signatory); or
- (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following)
 - a driver's license or
 - in the form of _____); or
- (a credible witness has sworn to the identity of the Signatory).

WITNESS my hand and notarial seal this the 27th day of May, 2022.



Bernadine A. Cobbs L.S.
 Notary Public
 Print: Name: Bernadine A. Cobbs
 My Commission Expires: 10/19/2025

STATE OF NORTH CAROLINA

COUNTY OF _____

I, a Notary Public for the County of _____, State of North Carolina, do hereby certify that Ann P. Williams, voluntarily executed the foregoing on behalf of the company. I certify that the Signatory personally appeared before me this day, and (check one of the following):

- (I have personal knowledge of the identity of the Signatory); or
- (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following)
 - a driver's license or
 - in the form of _____); or
- (a credible witness has sworn to the identity of the Signatory).

WITNESS my hand and notarial seal this the ____ day of [MONTH], 2022.

_____ L.S.
 Notary Public
 Print: Name: _____
 My Commission Expires: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I, a Notary Public for the County of _____, State of North Carolina, do hereby certify that Sampson L. Paul, Jr., voluntarily executed the foregoing on behalf of the company. I certify that the Signatory personally appeared before me this day, and (check one of the following):

- _____ (I have personal knowledge of the identity of the Signatory); or
- _____ (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following)
 - _____ a driver's license or
 - _____ in the form of _____); or
- _____ (a credible witness has sworn to the identity of the Signatory).

WITNESS my hand and notarial seal this the _____ day of May, 2022.

L.S.
Notary Public

Print: Name: _____
My Commission Expires: _____

~~STATE OF NORTH CAROLINA~~ Tennessee (N)

COUNTY OF Franklin

I, a Notary Public for the County of Franklin, State of ~~North Carolina~~ Tennessee (N), do hereby certify that Ann P. Williams, voluntarily executed the foregoing on behalf of the company. I certify that the Signatory personally appeared before me this day, and (check one of the following):

- (I have personal knowledge of the identity of the Signatory); or
- (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following)
 - a driver's license or
 - _____ in the form of _____); or
- _____ (a credible witness has sworn to the identity of the Signatory).

WITNESS my hand and notarial seal this the 25th day of May [MONTH], 2022.



My Commission Expires Sept. 19, 2023

L.S.
Notary Public

Print: Name: Angela Nelson
My Commission Expires: September 19, 2023

EXHIBIT A
To Quitclaim Deed
From
Sampson L. Paul, Jr. and Ann P. Williams, as Grantor(s)
To
Williamson Farm Lane, LLC, as Grantee

ALL that certain piece, parcel or lot of land lying, being and situate in Lancaster County, South Carolina, on the north side of Shiloh-Unity Road, containing two hundred sixty-eight thousandths (.268) acre, more or less, and being shown, described and designated as "TRACT 1" on plat of survey made by Precision Surveying, Inc., dated December 6, 2000, entitled 'SURVEYED FOR (TRACT 1) – BARBARA WILLIAM PAUL & (TRACT 2 & 3) – SHARI L. ELIADES" and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina as Plat Number 2001-447. Reference to said plat is craved for a more minute description.

Being all of the property conveyed to Barbara Williamson Paul by deed from Shari L. Eliades f/k/a/ Shari Linna Lohela to Barbara Williamson Paul and Howard Knox Williamson, III dated May 11, 2001 and recorded July 23, 2001 in Book 125 at Page 305, and a portion of the property conveyed to Barbara Williamson Paul by Deed from Howard Know Williamson, III to Barbara Williamson Paul dated July 21, 2003 and recorded August 5, 2003 in Book 203 at Page 269, all in the Lancaster County Register of Deeds Office. Sampson L. Paul, Jr. and Ann P. Williams are the sole heirs of Barbara Williamson Paul (see Estate File 2014ES2900284).

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

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 consists of approximately 0.268 acres, located off of Shiloh-Unity Road, bearing Lancaster County Tax Map Number (part of) 0049-00-4.02 was transferred by Sampson L. Paul, Jr. and Ann P. Williams to Williamson Farm Lane, LLC, a North Carolina limited liability company on May 27, 2022.

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) X exempt from the deed recording fee because (See Information section of affidavit): #8

(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 xx 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 item 4 above here:
(b) Place the amount listed in item 5 above 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

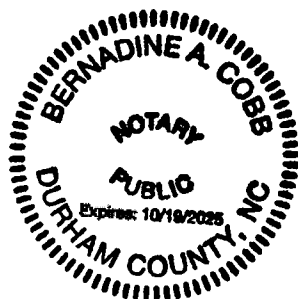
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sampson L. Paul Jr.
Responsible Person Connected with the Transaction

Sampson L. Paul, Jr.
Print or Type Name Here

SWORN to and subscribed before me this 27th day of May 2022.

Bernadine A. Cobb
Notary Public for North Carolina
My Commission Expires: October 19, 2025
Notary (printed name): Bernadine A. Cobb
1206655v.3



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), 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.) 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 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 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.