

RECORDED THIS 15th DAY
OF DECEMBER, 2015
IN BOOK 2015 PAGE C-1

Cheryl Morgan

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:
0062 00 005 01

Prepared by and Return to:

Melissa G. Cassell, Esq.
MORTON & GETTYS, LLC
331 E, Main Street, Suite 300
Post Office Box 707
Rock Hill, South Carolina 29731

2015018468

DEED
RECORDING FEES \$10.00
STATE TAX \$6240.00
COUNTY TAX \$2640.00
PRESENTED & RECORDED:
12-03-2015 10:59 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK: DEED 931
PG: 25-28

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 25th day of November, 2015, by and between C. WELDON BURNS, JR., a South Carolina resident ("Burns") together with THE ESTATE OF REBECCA S. BURNS, an estate probated in South Carolina (the "Estate"), as party of the first part, (Burns and the Estate are hereinafter collectively referred to as "Grantor"), and 2001 CHARLOTTE HWY, LLC, a South Carolina limited liability company having a principal mailing address of 2001 Charlotte Highway, Lancaster, South Carolina 29720, Attn: Robert Burns, as party of the second part (hereinafter referred to as "Grantee"), and the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

KNOW ALL MEN BY THESE PRESENTS THAT, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the real property described upon Exhibit A (attached hereto and incorporated by this reference), together with any and all improvements affixed thereto and lying thereupon, and together with further any and all appurtenances thereto (with the foregoing being, collectively, the "Property"), subject, however, to the terms and provisions of this Special Warranty Deed.

The Property is hereby conveyed to the Grantee subject to Covenants, easements, restrictions and other matters of record affecting the Property, other than and excepting mortgages and other monetary liens, matters of zoning, matters which would be disclosed by a current and accurate ALTA/ACSM survey or physical inspection of the Property, and ad valorem taxes for the current year and subsequent years, which constitute a lien but are not currently due and payable.

AND IT IS THE INTENT OF THE GRANTOR THAT NONE OF THE ABOVE MATTERS AND EXCEPTIONS SHALL BE DEEMED AS BEING IMPOSED OR RE-

IMPOSED UPON THE PROPERTY BY VIRTUE OF THE MAKING HEREOF.

TO HAVE AND TO HOLD the Property, together with any and all improvements, buildings, and fixtures located thereon and all rights, hereditaments, and appurtenance thereunto belonging or appertaining, subject, however, to the above easements, restriction, exceptions, and other matters, unto the Grantee, and its successors and assigns, forever, IN FEE SIMPLE.

AND GRANTOR SHALL WARRANT and defend the right and title to the Property unto the Grantee, and its successors and assigns, forever, against the claims of all persons whomsoever claiming by, through or under Grantor, subject to the limitations and exceptions contained herein, but against no others.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Jenny H Baker (W-1)

J. S. Kink (W-2)

GRANTOR:

C. Weldon Burns, Jr.
C. Weldon Burns, Jr.

THE ESTATE OF REBECCA S. BURNS

BY: C. Weldon Burns, Jr.
C. Weldon Burns, Jr., as Personal
Representative

ACKNOWLEDGEMENT

PERSONALLY APPEARED before me, C. Weldon Burns, Jr., individually and as the Personal Representative of the Estate of Rebecca S. Burns, the within named Grantor, who, after being duly sworn, acknowledged his execution of the within Special Warranty Deed in such capacity and for the uses and purposes mentioned therein.

SWORN to before me this 25 day
of November, 2015.

J. S. Kink

Notary Public for SC
My Commission Expires: 12/16/29
[SEAL HERE]

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

All that certain piece, parcel or tract of land lying, being and situate on the western side of U.S. Highway 521 about one mile north from Lancaster in Lancaster County, South Carolina, and being more particularly shown and described on plat of property of Burns Ford prepared by Jack Smith Surveying dated November 16, 2000, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, as Plat Number 2000-762, as follows: BEGINNING at an old marker (3/4" rebar) on the western edge of the right of way of U.S. Highway 521 (140' R/W), joint corner of the within property and property (now or formerly) of Robert Montgomery (Z-2 / 312) and running thence with the line of said property South 47 degrees 00 minutes 33 seconds West 573.42 feet to iron pin set (#4 bar); thence turning and running with a new division line North 20 degrees 26 minutes 53 seconds West 858.13 feet to an iron pin set (#5 bar); thence turning and running North 48 degrees 46 minutes 24 seconds East 567.56 feet to an iron pin set (#5 bar) located 100.00 feet south from an old monument (#6 bar) on the western of the right of way of U.S. Highway 521; thence running with said edge of said highway South 20 degrees 22 minutes 38 seconds East 725.10 feet to a concrete monument; thence turning and running North 87 degrees 55 minutes 57 seconds West 16.18 feet to a concrete monument; thence turning and running South 4 degrees 42 minutes 55 seconds West 39.55 feet to a concrete monument; thence turning and running South 85 degrees 34 minutes 37 seconds East 34.95 feet to an old monument (1" rebar) on the western edge of right of way of U.S. Highway 521; thence with said edge of said highway South 20 degrees 22 minutes 38 seconds East 70.24 feet to the point of beginning; containing 10.305 acres, according to said plat.

Derivation: This is the identical property conveyed by deed of James Franklin Belk et al to C. Weldon Burns, Jr. and Rebecca S. Burns, dated December 13, 2000, and recorded in Deed Book 103 at Page 319, in the Office of the Clerk of Court for Lancaster County.

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

AFFIDAVIT

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is known as 2001 Charlotte Highway, in Lancaster, South Carolina, and was transferred by C. Weldon Burns, Jr. and the Estate of Rebecca S. Burns on November 25, 2015.
3. The transaction was (check one):
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in 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) _____ The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.* because the deed is: _____.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.:
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 2,400,000.00
 - (b) _____ The fee is computed on the fair market value of this realty which is \$ _____.
 - (c) _____ The fee is computed based 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: \$N/A.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 2,400,000.00
 - (b) Place the amount listed in item 5 above here: \$ _____
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$ 2,400,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$8,880.00

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as an officer of the Transferor. I further 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.

C. Weldon Burns, Jr.
C. Weldon Burns, Jr., Authorized Signatory for Transferor

SWORN to before me this 25 day of November, 2015.

Chris. Kinkhu
Notary Public for SC

My commission expires: 12/16/24

[SEAL]