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TITLE TO REAL ESTATE

2582 / 1587
2/2/2021

KNOW ALL MEN BY THESE PRESENTS, That **Folly Fontaine Associates**, a partnership (hereinafter called "Grantor"), for and in consideration of the sum of Two Hundred Eighty Thousand and No/100ths (\$280,000.00) Dollars to the Grantor paid at and before the sealing of these presents, by **Winding Path, LLC** (hereinafter called "Grantee") (the receipt of which is hereby acknowledged) has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the Grantee, its successors and assigns:

All those certain pieces, parcels and tracts of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina shown and delineated as Parcel A, Parcel B and Parcel B-1 on a Plat prepared for Folly Fontaine Associates, a South Carolina General Partnership, dated July 26, 1988 by B. P. Barber & Associates recorded in the Office of the Register of Deeds for Richland County in Record Book 52 at page 2614 and having the metes and bounds as shown thereon, said plat is incorporated herein by this reference.

The above-described Parcels include and are a part of this conveyance those certain lots described as Lots 9 and 10 as shown on a Bonded Plat of Phase 1 Fontaine Commerce Center dated February 7, 1997 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 56 at page 8110.

Excluded from this conveyance are Lots 11, 12 and 13 and the public road now known as Fontaine Center Drive as shown on a Bonded Plat of Phase 1 Fontaine Commerce Center dated February 7, 1997 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 56 at page 8110. These lots and roadway were a portion of the above described parcels and have been previously conveyed by the Grantor.

This being a portion of the property conveyed to the Grantor by deed of Barsau Co., Inc. recorded July 29, 1968 in the Office of the Register of Deeds for Richland County in Deed Book D898 at page 287 and also a portion of the property conveyed to the Grantor by deed of the South Carolina Department of Highways and Public Transportation dated July 26, 1989 and recorded in the Office of the Register of Deeds for Richland County in Deed Book D945 page 719 and also by deed of Ellen S. Davis recorded in the Office of the Register of Deeds for Richland County on July 28, 1988 in Deed Book D898 page 285.

TMS: 14206-05-01 (parcel B-1)
14201-05-02 (parcel A and B)
14201-05-07 (lot 9)

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2021006759 02/02/2021 15:08:53:723

Fee: \$15.00 County Tax: \$308.00 State Tax: \$728.00



2021006759

John T. Hopkins II

Richland County R.O.D.

14201-05-08 (lot 10)

Grantee's Address: PO Box 1605, Columbia, SC 29202

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

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

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, its successors and assigns forever.

And the Grantor does hereby it and its successors to warrant and forever defend all and singular the premises unto the Grantee, its successors and assigns against it and its successors lawfully claiming or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor by its Partner C. W. Haynes and Company, Inc. its authorized partner by its President has executed and sealed this deed.

Date: December 31, 2020

Folly Fontaine Associates, a partnership
By C. W Haynes and Company
Incorporated, its authorized partner

By:  (SEAL)
Wycliffe E. Haynes, its President

Sealed, signed and delivered
In the presence of

Witness #

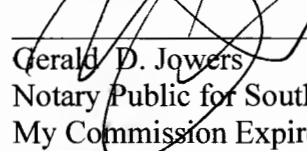
Witness #2

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

ACKNOWLEDGMENT

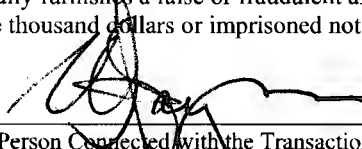
The foregoing Title to Real Estate was acknowledged before me this 31st day of December, 2020 by Wycliffe E. Haynes, as President of C. W. Haynes and Company, Inc, a SC corporation, the authorized partner of Folly Fontaine Associates, a partnership, on behalf of the corporation in its capacity as authorized partner of Folly Fontaine Associates. The said Wycliffe E. Haynes provided proof of his identity.

 (Seal)
Gerald D. Jowers
Notary Public for South Carolina
My Commission Expires: 4/21/21

STATE OF SOUTH CAROLINA }
COUNTY OF RICHLAND } 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 was transferred by FOLLY FONTAINE ASSOCIATES
to WINDING PATH, LLC on DECEMBER 31, 2020.
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 distribution to a trust beneficiary.
 - (C) ☐ exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
(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 \$280,000.00.
 - (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: \$280,000.00
 - (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 the result here: \$280,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$1,036.00
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as:
AGENT OF GRANTOR
9. I understand that a person required to furnish this affidavit who wilfully 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.


Responsible Person Connected with the Transaction

W. E. HAYNES
Print or Type Name Here

Sworn this 31ST day of DEC 2020

Notary Public for SC

My Commission Expires: 4/21, 2021