

Prepared by and return to:
 ODOM LAW FIRM
 220 N. Church Street, Ste 1
 Post Office Box 5504
 Spartanburg, SC 29304

Blk. Map No. 6-62-00-004.00
 6-57-00-016.00
 7-17-10-040.00
 2-50-00-094.15
 2-50-00-094.03
 2-50-00-016.01

Grantee's Address: Post Office Box 4366
 Spartanburg, SC 29305

DEE-2020-12921



DEE BK 127-K PG 483-490

EXEMPT

Recorded 8 Pages on 03/25/2020 11:23:52 AM

Recording Fee: \$15.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 Dorothy Earle, Register Of Deeds

DEED ONLY - NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Freeman Properties, LLC**, in consideration of Ten (\$10.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **Wesley Farms, LLC**, their heirs and assigns forever,

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

This conveyance is subject to any and all easements, restrictions, covenants, and conditions, right of way, zoning rules and laws and regulations, and of which may be found on the premises or of record in the Register of Deeds office for Spartanburg County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining;

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to conditions, covenants, right of ways, easements and restrictions of record.

WITNESS the grantor's(s') hand(s) and seal(s) this 25th day of December, 2019.

SIGNED, sealed and delivered
in the presence of:

FREEMAN PROPERTIES, LLC, a South
Carolina limited liability company

[Signature]
1st Witness
[Signature]
2nd Witness

By: JR Freeman (SEAL)
Name: J. R. Freeman, III
Title: Member

STATE OF SOUTH CAROLINA)
COUNTY OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

I, Wendell G. Cantrell, the undersigned Notary Public, do hereby
certify that J.R. Freeman, III, as member of Freeman Properties, LLC personally appeared
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 25th day of December, 2019.


[Signature]
Notary Public for South Carolina
My commission expires: 01/04/2027


EXHIBIT "A"

TM# 6-62-00-004.00

All that certain piece, parcel or tract of land consisting of 52.28 acres, more or less, lying and being situate in the County of Spartanburg, State of South Carolina, shown on a plat entitled "TRICOUNTY PROPERTIES, LLC" made by Ralph Smith, PLS, dated January 1, 2003; and recorded in Plat book 154, Page 471 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

For a more complete description as to metes and bounds, courses and distances, reference is directed to the aforementioned plat which is hereby made a part of this description.

This being the same property conveyed to Freeman Properties, LLC by Deed of Tricounty Properties, LLC recorded July 15, 2003 in Deed Book 78-G, Page 508 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

TM# 6-57-00-016.00 (33 acres + 52.28 acres)

All that certain piece, parcel or tract of land in the County of Spartanburg, State of south Carolina, shown and designated as a tract containing 33.000 acres adjoining the eastern border of the 52.28 acre tract above referred on a plat made for Freeman Properties, LLC, dated February 1, 2007 by James V. Gregory Land Surveying, recorded February 27, 2007 in Plat Book 161, Page 171 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

For a more complete description as to metes and bounds, courses and distances, reference is directed to the aforementioned plat which is hereby made a part of this description.

This being the same property conveyed to Freeman Properties, LLC by Deed of Ian W. Freeman recorded February 27, 2007 in Deed Book 87-Y, Page 235 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

All that certain piece, parcel or lot of land lying, situate in the County of Spartanburg, State of South Carolina, shown and designated as a piece containing 1.01 acres adjoining the northwestern border of the 52.28 acre tract above referenced on plat made for Sharon Bulman, dated January 1, 2003 by Ralph E. Smith, Professional Land Surveyor, recorded November 19, 2004 in Deed Book 81-S, Page 600 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

For a more complete description as to metes and bounds, courses and distances, reference is directed to the aforementioned plat which is hereby made a part of this description.

This being the same property conveyed to Freeman Properties, LLC by Deed of Sharon Elizabeth Bulman recorded November 19, 2004 in Deed Book 81-S, Page 598-600 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

TM# P/O 06-62-00-004.00

All that certain piece, parcel or tract of land in the County of Spartanburg, State of South Carolina, situate, lying and being on the western side of Dutchman Creek Road and being shown and designated as a tract containing 6.000 acres also adjoining the above 52.28 acre tract on the northwestern corner on a plat entitled "Freeman Properties, LLC", dated April 17, 2000, made by James V. Gregory Land Surveying, recorded May 9, 2008 in Plat Book 163, Page 094 in the Office of the Register of Deeds for Spartanburg County, South Carolina

For a more complete description as to metes and bounds, courses and distances, reference is directed to the aforementioned plat which is hereby made a part of this description.

This being the same property conveyed to Freeman Properties, LLC by Deed of Sharon Elizabeth Bulman recorded May 9, 2008 in Deed Book 91-H, Page 500 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, in the Pauline Community, being shown and designated as Lot No. 6 containing 5.31 acres adjoining 6.000 acre tract above referenced and fronting 299.20 feet more or less on Dutch Creek Road (SC Hwy #475), more or less on a plat of survey of Granite Hills prepared by Archie S. Deaton & Associates, RLS dated September 25, 1982 and recorded in Plat Book 88, Page 629. Said property has a frontage of 299.20 feet on a SC Highway No.475. Reference is made to the aforementioned plat and the record thereof for a more complete and accurate description.

The property is conveyed subject to the 68 feet wide right of way to Duke Power Company for the transmission of electricity over high tension tower line shown on the abovementioned plat, said right of way having been given by Gladys B. Bulman recorded in Deed Book 32-R, Page 554.

This being the same property conveyed to Freeman Properties, LLC by Deed of Michael Walden and Leigh Ann Walden recorded July 2, 2007 in Deed Book 88-Y, Page 273 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

TM# 6-57-00-016.00

All those certain pieces, parcels or lots of land lying, being and situate in Tax District No. Six, County of Spartanburg, State of South Carolina, shown as "12.70 acres to C/L RDS & Power Line" on map entitled "Survey for Eugene Miller, Jr., et al.," prepared by Joe E. Mitchell, Registered Land Surveyor, Woodruff, SC, and dated May 1, 1995, and recorded in the Office of the Register of Mesne Conveyances for the County of Spartanburg in Plat Book 132, Page 306 and shown as "59.61 Ac to C/L Road" on a map entitled "Survey for Eugene Miller, Jr., et al.," prepared by Joe E. Mitchell Registered Land Surveyor, Woodruff, SC, and dated May 1, 1995, and recorded in the Office of the Register of Madne Conveyances for the County of Spartanburg in Plat Book 132, Page 307.

For a more complete description as to metes and bounds, courses and distances, reference is directed to the aforementioned plat which is hereby made a part of this description.

This being the same property conveyed to Freeman Properties, LLC by Deed of J.R. Freeman, III, Ian W. Freeman and Heather B. Freeman recorded March 17, 1998 in Deed Book 67-N, Page 211 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

TM# 7-17-10-040.00

All that certain piece, parcel or lot of land in the City and County of Spartanburg, State of South Carolina situate, lying and being on the Southwestern side of Asbury Court and being shown and designated as .75 acres on a plat of the property of Freeman Properties, LLC, dated September 28, 2015, made by Gooch & Associates, P.A. and recorded in Plat Book 170, Page 369 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

This being the same property conveyed to Freeman Properties, LLC by Deed of J. Howard Henderson recorded October 2, 2015 in Deed Book 110-G, Page 169 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

TM# 2-50-00-094.03 + 2-50-00-094.15

All that certain piece, parcel or tract of land in the County of Spartanburg, State of South Carolina, situate, lying and being on the southwestern side of W.S. Highway 176 (Asheville Highway) and being shown and designated as a tract containing 15.74 acres on a plat made for Freeman Properties, LLC, dated April 12, 2004 by John Robert Jennings, P.L.S. **This tract includes the 3.94 acres described in Deed Book 80-C, Page 611.**

This being the same property conveyed to Freeman Properties, LLC by Deed of W.E. Mitchell recorded April 16, 2004 in Deed Book 80-C, Page 609 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

TM# 2-50-00-016.01

All that certain piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, shown and designated as Lot No. 1A on a plat entitled J.R. Freeman, III made by John Robert Jennings, P.L.S. and dated April 13, 2004, recorded in Plat Book 155, Page 998, ROD Office for Spartanburg County, South Carolina. For a more detailed description, reference is hereby made to the above plat.

This being the same property conveyed to Freeman Properties, LLC by Deed of J. R. Freeman, III recorded April 21, 2005 in Deed Book 82-V, Page 752 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

IT IS THE INTENTION OF THIS DEED TO CONVEY ALL PROPERTIES OWNED BY GRANTOR(S) HEREIN LOCATED IN SPARTANBURG COUNTY TO A NEW ENTITY, WESLEY FARMS, LLC, WITH THE SAME OWNERS AND MEMBERS. SEE ATTACHED EXHIBIT A-1

4
6-62-00-004.00
6-57-00-016.00
7-17-10-040.00
2-50-00-094.15
2-50-00-094.03
2-50-00-016.01

STATE OF SOUTH CAROLINA)
COUNTY OF Spartanburg)

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 Spartanburg bearing Spartanburg County Tax Map Number Section, was transferred by Freeman Properties LLC to Wendell Cantrell, LLC on Dec 23, 2019.
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):
2 Transfer to new family member with same state holder for no consideration (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 _____.
 - (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:
Attorney _____
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.

Wendell Cantrell Attorney

Responsible Person Connected with the Transaction

Wendell Cantrell

Print or Type Name Here

SWORN to before me this 23
day of March 2020

Jessica Tripam
Notary Public for SOUTH CAROLINA

My Commission Expires: 4/1/29

Jessica Tripam
Notary Public, State of South Carolina
My Commission Expires 04/01/2029

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. 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 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 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 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 12-6-40(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; 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 purchase 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.