

Instrument
201900004024Volume Page
524 1316

Norman K. Jacobson
 CHESTERFIELD COUNTY ASSESSOR
 TMS# 131-9, 166-64, 131-211

DATE 11-1-19

201900004024 EXEMPT
 Filed for Record in
 CHESTERFIELD SC
 FAYE WILLIAMS, REGISTER OF DEEDS
 10-22-2019 At 04:09:40 pm.
 DEED 15.00
 STATE .00
 COUNTY .00
 Volume 524 Page 1316 - 1320

Return recorded document to:

Cockrell Law Firm, PC
 159 Main St
 Chesterfield, SC 29709

GRANTEES' ADDRESS:
 1311 BAILEY SAWMILL RD.
 RUBY, SC 29741

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE

COUNTY OF CHESTERFIELD)

KNOW ALL MEN BY THESE PRESENTS, that **TONY L. DONAHUE AND AMELIA D. QUICK NKA AMELIA B. DONAHUE**, for and in consideration of the sum of **FIVE DOLLARS LOVE AND AFFECTION**, paid at and before the sealing of these presents by **TONY L. DONAHUE AND AMELIA B. DONAHUE**, of the State aforesaid, for which the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **TONY L. DONAHUE AND AMELIA B. DONAHUE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, and upon the death of either of them, then to the survivor of them, and the heirs and assigns of the survivor forever, in fee simple, the following described property, to wit:

Tract 1

All that certain tract or parcel of land, situate, lying and being located approximately one mile South of Ruby in the County of Chesterfield, State of South Carolina, containing 34.06 acres, more or less, on a plat thereof prepared by J. Clifton Keith, P.L.S. dated October 8, 2018, to be recorded herewith in the office of the Register of Deeds for Chesterfield County, SC in Plat Book C Page 168-E, reference to which plat is craved as forming a part of these presents. The tract herein conveyed is irregular in shape and is bounded, generally, as follows: On the Northwest by property now or formerly of Hill Plantation, LLC; on the West or Southwest by the Center line of a Farm road; on the South in part by property of American Tower, LLC and in part by SC Road S-13-161; and on the Northeast by property of Tony Donahue.

Recorded this 4 day
 of November 20 19
 In Book W Page 73
Jack Rivers / Rmc
 Auditor Chesterfield County, SC

1

CHESTERFIELD COUNTY TAX MAP NUMBER: 131 000 000 211

Being the identical property conveyed to Tony L. Donahue and Amelia D. Quick by deed of Chesterfield County Farms, LLC, dated and recorded March 7, 2019, in Deed Book 519 at page 1173-1176 in the office of the Register of Deeds for Chesterfield County, South Carolina.

Tract 2

All those certain tracts or parcels of land, situate, lying and being located approximately two miles South of Ruby in the County of Chesterfield, State of South Carolina, containing a total of 211.88 ACRES, more or less, and designated as TRACT ONE (151.22 ACRES), TRACT 2 (37.33 ACRES), TRACT 3 (23.27 ACRES), and TRACT 4 (.06 ACRE) on a Plat thereof prepared by J. Clifton Keith, P.L.S. dated February 14, 2019, to be recorded herewith in the office of the Register of Deeds for Chesterfield County, SC in Plat Book C Page 169G, reference to which plat is craved as forming a part of these presents.

CHESTERFIELD COUNTY TAX MAP NUMBER: 131 000 000 009

Being the identical property conveyed to Tony L. Donahue and Amelia D. Quick by deed of Chesterfield County Farms, LLC, dated and recorded March 12, 2019, in Deed Book 519 at page 1341-1344 in the office of the Register of Deeds for Chesterfield County, South Carolina.

Tract 3

All that certain piece, parcel or tract of land containing 5.96 acres, more or less, situate, lying and being on the Eastern side of South Carolina State Highway No. S-13-571, approximately four miles Northeast of the Town of Jefferson, in Chesterfield County, South Carolina, and being bounded now or formerly as follows: On the North by lands of Mrs. Walter Donahue and the lands of Tony Lynn Donahue; on the East by lands of Tony Lynn Donahue and lands of Catawba Timber Company; on the South by lands of Road Branch Church and lands of Lee Donahue and on the West by lands of Lee Donahue and said South Carolina State Highway No S-13-571. The lands herein conveyed being more particularly shown and delineated on Boundary Survey for Timothy Scott Kirkley by Kenneth A. Johnson, R.L.S., dated April 28 1990, and recorded in Plat Book 38 at Page 118 in the Office of the Clerk of Court for Chesterfield County, SC. Said plat is hereby incorporated herein at length by reference and made a part of the within description.

CHESTERFIELD COUNTY TAX MAP NUMBER: 066 000 000 064

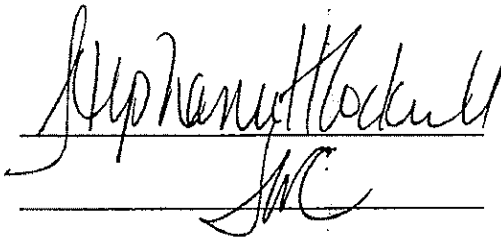
Being the identical property conveyed to Tony L. Donahue and Amelia D. Quick by deed of Timothy Scott Kirkley, dated and recorded April 2, 2019, in Deed Book 520 at page 455-457 in the office of the Register of Deeds for Chesterfield County, South Carolina.

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

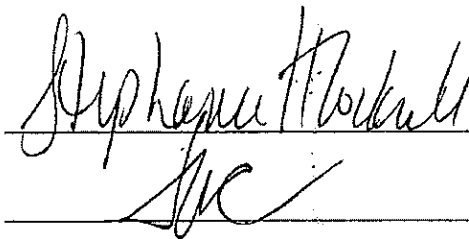
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said **TONY L. DONAHUE AND AMELIA B. DONAHUE as Joint Tenants with Rights of Survivorship**, their Heirs and Assigns forever, and the Grantor does hereby bind itself and its Successors and/or Assigns to warrant and forever defend all and Singular the said premises unto the said **TONY L. DONAHUE AND AMELIA B. DONAHUE as Joint Tenants with Rights of Survivorship**, their Heirs and Assigns, against them and THEIR SUCCESSORS and/or ASSIGNS and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hands and Seals this 22 day of October, In the Year of Our Lord Two Thousand Nineteen.

Signed, Sealed and Delivered
in the Presence of:




TONY L. DONAHUE



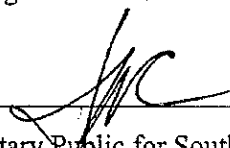

AMELIA D. QUICK NKA
AMELIA B. DONAHUE

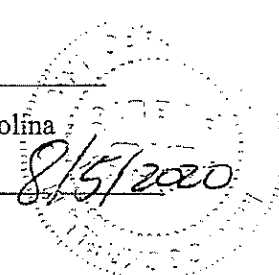
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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHESTERFIELD)

AFFIDAVIT

I, M. W. Cockrell, III, Notary Public for South Carolina, do hereby certify TONY L. DONAHUE AND AMELIA D. QUICK NKA AMELIA B. DONAHUE known to me or having presented sufficient identification, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and seal this 22 day of October, 2019.



Notary Public for South CarolinaMy Commission Expires: 8/5/2020

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STATE OF SOUTH CAROLINA)
COUNTY OF CHESTERFIELD) AFFIDAVIT OF 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 is CHESTERFIELD County Tax Map Number 131-211, 131-9, and 66-64 was transferred by TONY L. DONAHUE AND AMELIA D. QUICK NKA AMELIA B. DONAHUE to TONY L. DONAHUE AND AMELIA B. DONAHUE on October 22, 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 distribution to a trust beneficiary.
 - (c.) XX EXEMPT from the deed recording fee because transfer between family members (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.
 - (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 x to the following: A lien or encumbrances 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 results 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: Grantee
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 and Subscribed before me
this 22 day of October, 2019.

Notary Public for South Carolina
My Commission Expires: 8/5/2020

Tony L. Donahue Amelia B. Donahue
TONY L. DONAHUE AND AMELIA B. DONAHUE