

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said GRANTEE, its Successors, Administrators and Assigns, forever in fee simple, together with every contingent remainder and right of reversion.

And the GRANTOR does hereby bind his Heirs, Administrators and Assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its Successors, Administrators and Assigns, against itself and his successors and assigns lawfully claiming, or to claim the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 1st day of September, 2017.

IN THE PRESENCE OF:

[Signature]
Witness #1: TYLER B. DUNLAP, JR.
Printed Name THOMAS E. PLAYER, JR.

B. J. Black-Rodriguez
Witness #2 & Notary Public
Printed Name: B. J. Black-Rodriguez

STATE OF SOUTH CAROLINA)
ACKNOWLEDGMENT
COUNTY OF SUMTER)

I, B. J. Black Rodriguez, Notary Public for the State of South Carolina do hereby certify that, **TYLER B. DUNLAP, JR.**, personally came before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 1st
day of September _____, 2017.

B. J. Black-Rodriguez (LS)
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 12/04/2023

GRANTEE'S ADDRESS:
POCALLA SPRINGS HOMEOWNERS ASSN., INC.
1770 CAMDEN HWY
SUMTER, SC 29153

****TITLE NOT SEARCHED OR CERTIFIED BY PLAYER & MCMILLAN, LLC****
****ONLY DEED PREPARED BY ATTORNEY PLAYER****

SCHEDULE "A"

Parcel One: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **OPEN SPACE 1, containing 0.30 of an acre**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Parcel Two: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **GREEN SPACE 2, containing 0.94 of an acre**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Parcel Three: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **GREEN SPACE 3, containing 0.13 of an acre**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Parcel Four: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **GREEN SPACE 4, containing 0.09 of an acre**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Parcel Five: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **GREEN SPACE 5, containing 0.83 of an acre**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Parcel Six: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **GREEN SPACE 6, containing 0.18 of an acre**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Parcel Seven: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **GREEN SPACE 7, containing 0.04 of an acre**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Parcel Eight: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **GREEN SPACE 8, containing 0.04 of an acre**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Parcel Nine: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **OPEN SPACE 9, containing 2.72 acres**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Parcel Ten: ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate in Privateer Township, County of Sumter, State of South Carolina, being shown and delineated as **OPEN SPACE 10, containing 0.24 of an acre**, on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in **Plat Book 2017, at page 163.**

Reference being made to said plat pursuant to South Carolina Code of Laws Section 30-5-250 (1976, as amended) for a more complete and accurate description as to the metes, bounds, courses and/or distances of the property delineated therein.

It is the Grantor's intent to convey all the roadways, common areas, open spaces and green spaces as shown on that plat prepared by Louis White Tisdale, RLS, dated December 23, 2014, and recorded in the Office of the Register of Deeds for Sumter County in Plat Book 2017, at page 163, on August 22, 2017, to the POCALLA SPRINGS HOMEOWNERS ASSN., INC., (the Grantee) herein, a non-profit corporation, for the uses and purposes and upon and subject to the terms, conditions, rights, restrictions, uses, covenants, reservations and easements set forth herein. The above described parcels are portions of Sumter County TMS#225-10-01-003; 225-07-02-002 and TMS#225-00-02-018.

The above described parcels of land were conveyed to Tyler B. Dunlap, Jr. by POCALLA SPRINGS COUNTRY CLUB, INC., by deed dated March 15, 2007, and recorded March 15, 2007, in Book 1069, at page 00910 in the Office of the Register of Deeds for Sumter County.

STATE OF SOUTH CAROLINA) AFFIDAVIT
COUNTY OF SUMTER)

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 are portions of Sumter County TMS#225-10-01-003; 225-10-01-002 and TMS#225-10-01-018, was transferred by Tyler B. Dunlap, Jr. to POCALLA SPRINGS HOMEOWNERS ASSN., INC., on September 7th 2017.
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) X _____ exempt from the deed recording fee because: **Exempt-not a transfer in consideration for money or money's worth & value considering encumbrances is less than one hundred dollars (Exemption #1).**
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 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 \$ _____
(If no amount is listed place zero here).
 - (c) Subtract line 6(b) from line 6(a) and place the result here. \$ _____
7. The deed recording fee due is based on the amount listed in Line 6(c) above and the deed recording fee due is: **\$0.00.**
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **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.

SWORN to before me this 7th
day of September, 2017.

B. J. Black Rodriguez
Notary Public for South Carolina
My Commission Expires: 12/06/2023

THOMAS E. PLAYER, JR., ESQUIRE

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 the 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 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 mortgagee 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;
- (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.