



2022046614

4 Pgs

NELSON MULLINS RILEY & SCARBOROUGH, LLP  
2 W. Washington Street, Suite 400  
Greenville, SC 29601

DEED Book: DE 2659 Page: 5091 - 5094  
June 10, 2022 10:50:59 AM Cons: \$1.00  
Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT  
E-FILED IN GREENVILLE COUNTY, SC

*Timothy J. Hanney*

**GENERAL WARRANTY DEED  
(No Title Examination)**

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF GREENVILLE            )     **Grantee's address:**  
  )     **25 Palladio Drive**  
  )     **Greenville, SC 29617**

KNOW ALL MEN BY THESE PRESENTS, that **WILLIAM R. TIMMONS, IV** (hereinafter called "Grantor"), in consideration of One and 00/100 Dollars (\$1.00) and love and affection, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release, subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises, unto **SARAH A. TIMMONS** (hereinafter called "Grantee"), her heirs and assigns forever, the following described premises:

THE PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This conveyance is made subject to that certain Purchase Money Mortgage between William R. Timmons, IV, as mortgagor, and William R. Timmons III, as mortgagee, in the amount of \$160,000.00, dated July 2, 2019, and recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Mortgage Book 5488 at Page 2288.

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

**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs, successors and assigns, forever. And, the Grantor does hereby bind the Grantor and the Grantor's heirs, executors, personal representative, successors and assigns to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs, successors and assigns against the Grantor and the Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming the same, or any part thereof.

[SIGNATURES ARE ON THE FOLLOWING PAGES]



## **EXHIBIT A**

### **Legal Description**

All that certain piece, parcel and tract of land, together with the improvements thereon, lying and being situated near Green Valley in the County of Greenville, State of South Carolina, beings how and designated as 5.41 acres, more or less, on plat of survey entitled "Boundary Survey for William R. Timmons, III" dated January 28, 2019, prepared by Plumblee Surveying, Jeffrey M. Plumblee, Surveyor, PLS # 7881, recorded on May 3, 2019, in Plat Book 1336, at Page 30, in the Office of the Register of Deeds for Greenville County, South Carolina, reference to said plat being made for a more complete metes and bounds descriptions thereof.

DERIVATION: William R. Timmons, III to William R. Timmons, IV, dated July 22, 2019, and recorded in Deed Book 2571 at Page 1905, in the Office of the Register of Deeds for Greenville County, South Carolina.

P.O. TMS: 0480000100101

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

**AFFIDAVIT**

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

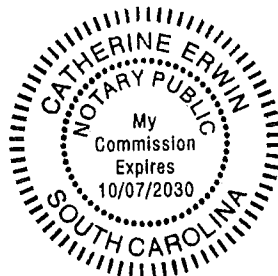
1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is known as 5.41 acres on Roe Road located in Greenville County, South Carolina bearing TMS: 0480000100101 and was transferred by William R. Timmons, IV to Sarah A. Timmons on <sup>June</sup> ~~May~~ 10, 2022.
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 (exemption # 1) Exempt from the deed recording fee under Code Section 12-24-40(2)  
(If exempt, please skip items 4-6, and go to item 7 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  to the following: A lien or encumbrance existed on the Property, tenement, or realty before the transfer and remained on the Property, 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) \$ \_\_\_\_\_ the amount listed in item 4 above
  - (b) \$0.00 the amount listed in item 5 above (no amount place zero)
  - (c) \$ \_\_\_\_\_ Subtract Line 6(b) from Line 6(a) and place the results.
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 for Grantor.
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.

NELSON MULLINS RILEY & SCARBOROUGH, LLP

William R. Timmons IV  
William R. Timmons, IV, Grantor

SWORN to before me this  
10 day of June, 2022.

Catherine Erwin (SEAL)  
Notary Public for South Carolina  
Name of Notary: Catherine Erwin  
My Commission Expires: 10/7/2030



[Signature]