

DEED ONLY – No Title Examination

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Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Ashley B. Williams, Register Of Deeds



EXEMPT

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, the **City of Spartanburg** (hereinafter called "Grantor"), in consideration of the sum of Eight Thousand five hundred and NO/100 dollars (\$8,500.00), to me in hand paid by **Northside Development Corporation** (hereinafter called "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, subject to matters below, has remised, released, and forever quitclaimed, and by these presents does remise, release, and forever quit-claim unto **Northside Development Corporation**, its successors and assigns, forever, all its right, title and interest in and to the following described real property:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO.

Property Address:	770 Howard Street
Grantee's Address:	501 Howard St. Suite A., Spartanburg, SC 29303
Tax Map No.:	7-11-04-206.01

This conveyance is made subject to all easements, restrictions, reservation, covenants and restrictions of record, all licenses, rights-of-way and easements, if any, for utilities, all governmental statutes, ordinances, rules and regulations, including any involving zoning, if applicable, and any state of facts which an accurate survey and/or physical inspection of the property might reveal.

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 successors and assigns forever so that the Grantor nor Grantor's successors, heirs, nor assigns nor any other person or persons, claiming under the Grantors or them, shall at any time hereafter, by any way or means, have, claim, or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

Any reference to 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.

WITNESS the Grantor's hands and seals this 24th day of September, 2024.

SIGNED, SEALED, AND DELIVERED
in the presence of:

CITY OF SPARTANBURG

Christie B. Lindsey

By: Chris Story
Chris Story
City Manager

Alida Spruette

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Nikol Petrov, a Notary Public of the County and State aforesaid, certify that Chris Story, as City Manager of the City of Spartanburg, appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this 24th day of September, 2024.

Nikol Petrov
Notary Public for South Carolina
My commission expires: 9/20/32

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

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AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 770 Howard Street, Spartanburg, bearing County Tax Map Number 7-11-04-206.01, was transferred by the City of Spartanburg to the Northside Development Corporation this 21st day of September, 2024.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit): (4)

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. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
5. 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.

Robert P. Coler
Responsible Person Connected with the Transaction

SWORN to before me this
21st day of September, 2024.

Jamie B. Lindsey
Notary Public for South Carolina

My Commission Expires: 1-15-2030

Jamie B. Lindsey
Notary Public, State of South Carolina
My Commission Expires 1-15-2030

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. A 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.

EXHIBIT "A"

TRACT ONE: All that lot, piece or parcel of land, together with any improvements thereon, if any, situated in the County of Spartanburg, State of South Carolina, shown and depicted as "Piedmont Interstate Fair, Parcel 1", containing 3.62 acres, more or less, and on a plat prepared for the City of Spartanburg & Piedmont Interstate Fair, Inc. by Lavender, Smith & Associates, Inc. dated April 3, 2017, and recorded in Plat Book 172 page 841, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

LESS AND EXCEPT: All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot 3 on a subdivision plat for L.O. Chapman by W.N. Willis dated February 28, 1946 and recorded in Plat Book 19, Page 477, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

TRACT TWO: All that lot, piece or parcel of land, together with any improvements, if any, thereon, situated in the County of Spartanburg, State of South Carolina, shown and depicted as "Piedmont Interstate Fair, Parcel 2", containing 3.40 acres, more or less, and on a plat prepared for City of Spartanburg & Piedmont Interstate Fair, Inc. by Lavender, Smith & Associates, Inc. dated April 3, 2017, and recorded in Plat Book 172 Page 841, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

This being a portion of the properties conveyed to the City of Spartanburg by deed of the Piedmont Interstate Fair Association dated August 24, 2017 and recorded on September 8, 2017 in Deed Book 117-A at Page 196 in the Register of Deeds Office for Spartanburg County, South Carolina.

TMS No.: 7-11-04-206.01