



**The McLemore
Group**

TERMS OF AUCTION

AUCTION FOR – Robert Seigler & Stanley Gallman

AUCTION LOCATION - Online only at www.themclemoregroup.com

AUCTION END DATE - Thursday, June 3rd, 2021 at 2:00 PM (EST)

AUCTIONEER — Dan McLemore (Broker / Owner) and Kayla Carder (Auctioneer) of United Country — The McLemore Group located at 107-B North Trade St.; Matthews, NC has contracted with "Seller" to offer to sell at public auction certain real property.

Offering +-

- Lot 1 : Parcel ID #'s R11708-02-01 & R11708-02-02. Total of 1.64 acres.
- Lot 2 : Parcel ID # R11708-02-14. Total of .97 acres.

General Terms and Conditions

8% Buyer's Premium applied to final and accepted bid to arrive at Final Contract Price. Purchaser will be expected to sign a Real Estate Purchase Contract, Place an Earnest Money Deposit, and close on or before July 1st, 2021. Sold "Subject to Seller Confirmation". Earnest Money Deposit is \$5,000.

BIDDER REGISTRATION - Register for online only auction at www.theMcLemoreGroup.com. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem of any kind for Seller or Auctioneer. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

AGENCY DISCLOSURE — Auctioneer / Broker is acting exclusively as an agent for Seller and not as an agent for any bidder or buyer. No third-party broker / agent is acting as a subagent of Auctioneer.

COLLUSION — Bid-rigging is a federal felony punishable by imprisonment and fine. Auctioneer will report all suspected, illegal conduct to the F.B.I and cooperate with any investigation and prosecution

COPYRIGHT FOR AUCTION — The Auction is the exclusive intellectual property of Auctioneer, covered by copyright protection, and may not be recorded, reproduced, or used in any form by anyone other than Auctioneer.

DUE DILIGENCE — Seller and Auctioneer, Realtor(s), and/or Broker(s) do not attempt to provide Bidder with all the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice, inspect, and conduct due diligence on the Property, any occupancy of it, title, zoning, surrounding area, all information provided by Seller or Auctioneer, public records, Terms of Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, problems, and other relevant matter (collectively "Property Issues"). All information provided by Auctioneer came from Seller and Public Record and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Bidder has either performed all inspections and other due diligence that it deems necessary in advance of bidding in the Auction, Bidder understands and fully accepts the risk of not having done so. No Property will be open for inspection following the Auction and through the time of closing the sale. Seller and Auctioneer, Realtor(s), and / or Broker(s) are not required to update any information provided or published and will have no liability whatsoever for failing to do so.

DISCLAIMERS — Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors, directors, employees, members, officers, and representatives will have no liability whatsoever. The Property will be offered "AS IS, WHERE IS, WITH ALL FAULTS." To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the terms of the Auction and the Sale Contract.

DISCLOSURES - Unless otherwise disclosed, the Property will be offered for sale and conveyed by deed free and clear of all liens, mortgages, deeds of trust, delinquent taxes, assessments and warrants, but subject to all non-monetary encumbrances such as conditions, covenants, deeds, easements, reservations, restrictions, rights-of-way, title exceptions, zoning regulations and matters of record. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller, Realtor, and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

AUCTION METHOD Auction will be "Sold Subject to Seller Confirmation" and conducted with internet bids until bids are complete on Thursday June 3rd, 2021 ending at 2 PM. Final high bid plus 8% Buyer's Premium will be the Contract Price. Purchaser will be required to sign a Contract of Purchase, where the final Contract Price will be the final bid plus 8% Buyer Premium. Purchaser will be required to make a \$5,000 Earnest Money Deposit and close on or before July 1st, 2021.

SALE CONTRACT — Bidder should carefully read and understand the Sale Contract before bidding in the Auction. The Property will be offered subject to the terms of the Sale Contract which is not negotiable. This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer will immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to a sale of the Property and no addition, deletion, or revision will be permitted. The Sale Contract will exclusively govern the Parties' rights, responsibilities, and remedies with respect to any sale of the Property and all related matters. The sale must close within 30 days following the Auction.

EARNEST MONEY DEPOSIT — Purchaser will be required to make a \$5,000 Earnest Money on May 3rd, 2021. The Earnest Money Deposit shall be made with certified funds or funds authorized by Seller. If Purchaser defaults under the terms of the Sale Contract, Earnest Money will be forfeited to Seller and Auction Company. If Seller defaults under the terms of the Sale Contract, Earnest Money will be returned to Purchaser.

TITLE - At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by Deed of General Warranty, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

RELEASE FOR USE — Bidders, Buyers, and other persons present at the Auction (collectively "{Attendees}") are advised that Auctioneer and its agents, contractors, employees, and/or representatives may record the Auction related matter, and Attendees through audiotape, photography, motion pictures, and/or videotape for advertising, marketing, promotion, publicity, record, and/or trade purposes, and in consideration of being allowed to attend the Auction, Attendees unconditionally and irrevocably agree that their images and voices may be so recorded and used by Auctioneer in all types of media without territorial, time, or use limitation, and without compensation being owed or paid to Attendees by Auctioneer or Seller.

DISPUTE RESOLUTION — There shall be an attempt for any dispute resulting from Auction to be resolved by non-binding mediation. Any action must be commenced within two (2) years from the date when the cause of action accrues, or it will be forever barred. The right of action will accrue, and the two (2) year limitation period will begin to run, on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.

To the fullest extent allowed by law, neither Seller, Realtor, nor Auctioneer will be liable for any consequential, exemplary, incidental, indirect, punitive, or special loss or damage, including, but not limited to, damage to property or loss of income, revenues, time, or use that might arise out

of the Auction, offering or sale of the Property, or any related matter, whether such action be in contract, tort, strict liability, or other legal or equitable theory.

Choice of Law, Jurisdiction, and Venue — Any Auction matter will be exclusively construed and governed in accordance with the laws of the State of North Carolina, without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the Parties will be the County of Mecklenburg in the State of North Carolina.

MISCELLANEOUS — The Terms of Auction will bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders, and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction will be made, except by Auctioneer's written revision or announcement at the Auction.

Bidder Acknowledgement -- By registering for online only auction you hereby agree to the Terms of Auction.

AERIAL IMAGE

ONLINE ONLY AUCTION, ENDING JUNE 3, 2021

@ 2PM EST

www.unitedcountrycharlotte.com



The McLemore
Group



AREA MAP

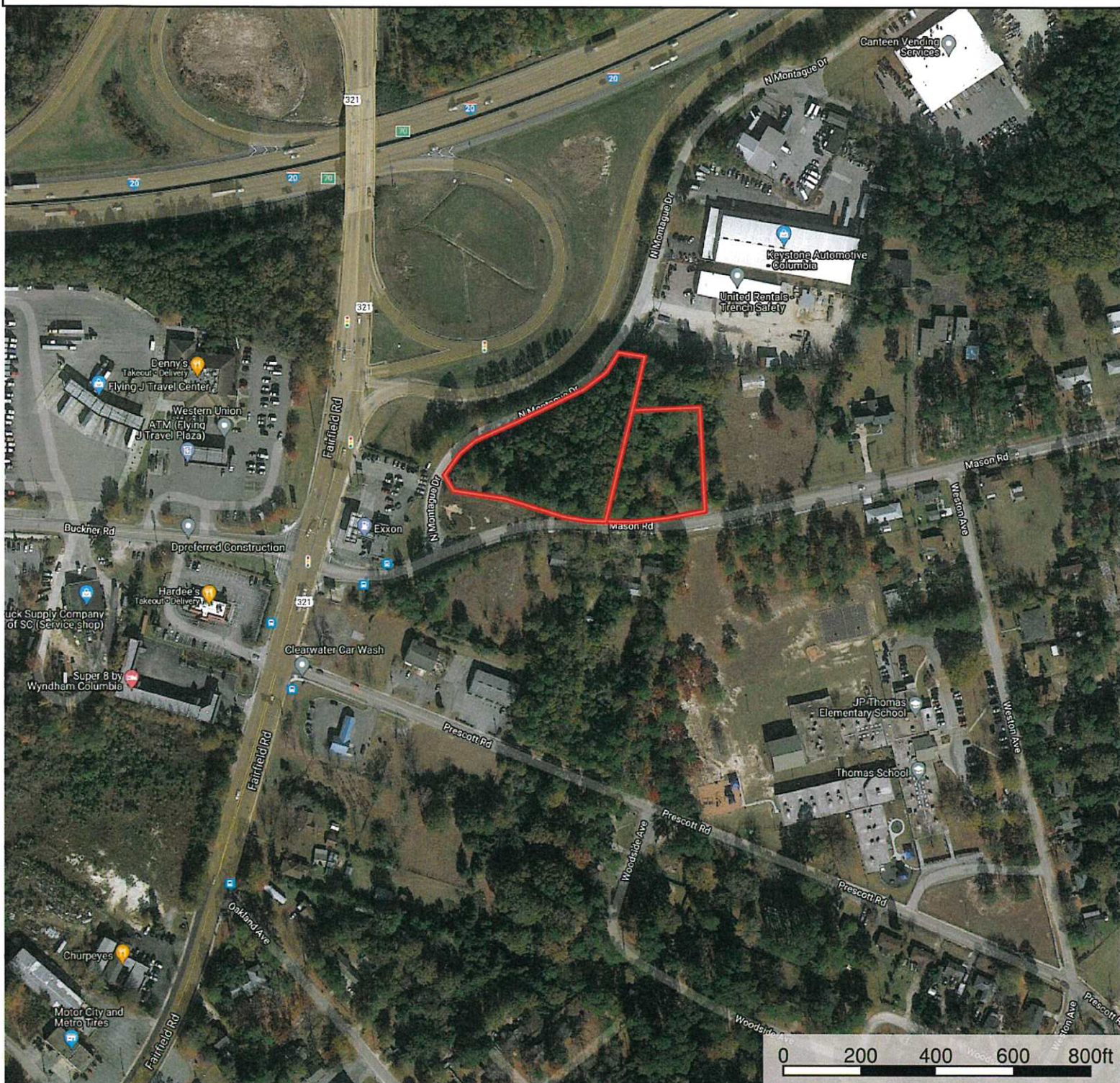
ONLINE ONLY AUCTION, ENDING JUNE 3, 2021

@ 2PM EST

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The McLeMORE
Group



LOCATION MAP

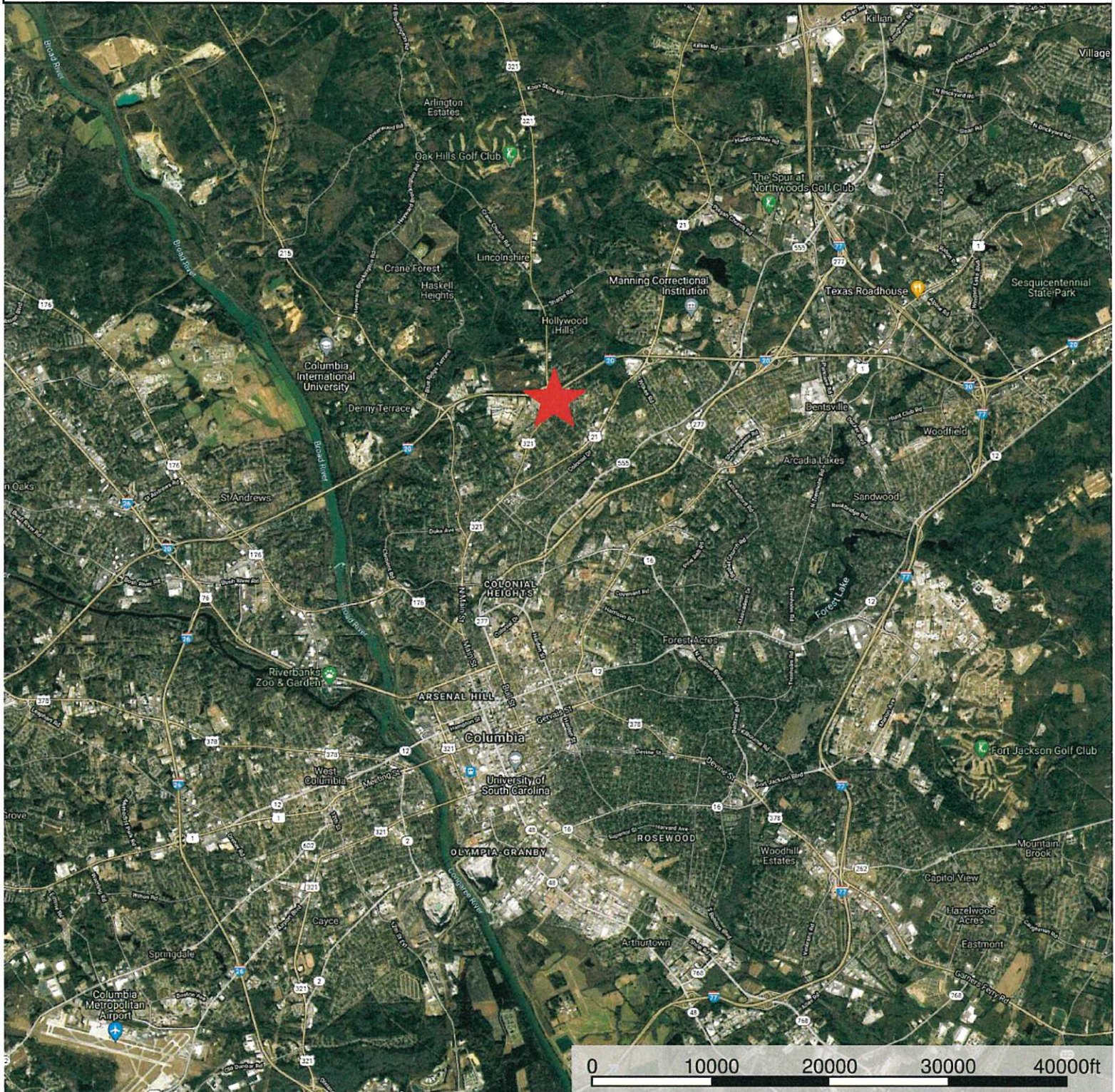
ONLINE ONLY AUCTION, ENDING JUNE 3, 2021

@ 2PM EST

www.unitedcountrycharlotte.com



**The McLemore
Group**



*Deed Being Heretofore
to add grantee
Address.*

Book 2223-1680

2017048785 06/28/2017 12:35:04:290

Quitclaim Deed

Fee: \$10.00

County Tax: \$22.55

State Tax: \$53.30



2017048785

John T. Hopkins II

Richland County R.O.D.

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

QUIT-CLAIM DEED

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s), **Blueprint Ventures, LLC**, in the state aforesaid, for and in consideration of the premises and the sum of Twenty Thousand Four Hundred Fifty and 00/100 (\$20,450.00) Dollars only in hand to it paid at and before the sealing and delivery of these presents by the below named Grantee(s), **Stanley Gallman**, receipt whereof is hereby acknowledged, have remised, released and forever quit-claimed and by these presents does remise, release and forever quit-claim unto the said:

Stanley Gallman

All that certain piece, parcel or lot of land, with the improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as Lot 11, Block F, on a plat prepared for Portfolio Management Group, LLC by Douglas E. Platt, Sr., dated August 29, 2005 and recorded September 16, 2005 in the Office of the Register of Deeds for Richland County in Plat Book 1099 at page 1305. For a more specific description of the metes and bounds of said property, reference is hereby made to the aforementioned plat which is incorporated herein and made a part hereof.

DERIVATION: This being the same property conveyed to Blueprint Ventures, LLC by deed of David A. Adams, Treasurer of Richland County, dated March 17, 2017 and recorded in the Office of the Register of Deeds for Richland County on March 20, 2017 in Book 2195 at page 1342.

TMS# 13416-11-11

Property Address: 4512 Wactor Street
Columbia, SC 29209

*Grantee Address:
4504 Maurice Street
Columbia SC 29204.*

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 and interest quitclaimed above unto the said Grantee(s) and the heirs, successors and assigns of Grantee(s), forever, so that neither the said Grantor(s), nor the heirs, successors, assigns, executors or administrators of Grantor(s) nor any other person or persons claiming under the Grantor(s), or them, or any of 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

Book 2228-3372

2017053307 07/19/2017 12:53:33:997

Quitclaim Deed

Fee: \$10.00 County Tax: \$0.00

State Tax: \$0.00



2017053307

John T. Hopkins II

Richland County R.O.D.

17RE0315

WITHIN THIS INSTRUMENT all references to the Grantor and the Grantee shall include the singular and plural, and any gender shall include all gender.

WITNESS the hand(s) and seal(s) of the Grantor(s) this 22 day of June, 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR: Blueprint Ventures, LLC

Sharmin Uddin
Witness # 1

G. Rodnikov

(SEAL)

By: George Rodnikov
Its: Authorized Signatory

Gregory [Signature]
Witness # 2

State of New York

County of Kings

ACKNOWLEDGMENT

I, Sharmin Uddin a notary public for the County and State aforesaid, do hereby certify that the above referenced Blueprint Ventures, LLC, by its duly authorized signatory personally appeared before me this 22 day of June, 2017, and acknowledged the due execution of the forgoing instrument.



Sharmin Uddin (SEAL)
Notary Public for the State of New York
My Commission Expires: 12/27/20

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

AFFIDAVIT FOR 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 located at 4512 Wactor Street, bearing Richland County Tax Map Number 13416-11-11 was transferred by Blueprint Ventures, LLC to Stanley Gallman on June 22, 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 a distribution to a trust beneficiary.
 - (c) ☐ exempt from the deed recording fee because (See Information section of affidavit): _____

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

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. 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 \$20,450.00.
- (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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$20,450.00
- (b) Place the amount listed in item 5 above here: \$0.00
- (If no amount is listed, place zero here.) _____
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$24,450.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$75.85.

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.


Clare A. Hung - Attorney

SWORN to and subscribed before me this

22 day of June, 2017.

Notary Public for the State of South Carolina

Notary (L.S.): 

Notary (printed name): Natalie B. Browder

My Commission Expires: 3-17-2019

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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 as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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;
- (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 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; and
- (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.

Book 1919-2222
2014000717 01/06/2014 14:00:10:857
Fee: \$10.00 County Tax: \$33.00 State Tax: \$78.00
Deed
2014000717 John T. Hopkins II
Richland County R.O.D.

TITLE NOT EXAMINED

Title to Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

KNOW ALL MEN BY THESE PRESENTS, that I, Harold C. Seigler, Jr., in the State aforesaid, for and in consideration of the sum of Thirty Thousand (\$30,000.00) Dollars, to be paid by Robert S. Seigler and Patti Patterson Seigler, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said grantees, their heirs and assigns forever:

Parcel 1.

All of my remaining interest in that certain piece, parcel or lot of land with the improvements thereon situate, lying and being on the northern side of Mason Road, in the County of Richland, State of South Carolina, being shown on and delineated as Parcel "A" on a plat prepared for Ray M. Seigler, et al, by William Wingfield, Reg. Surveyor, dated October 20, 1971, containing 1.08 acres more or less, and having the address of 419 Mason Road, Columbia, SC 29203.

A portion of the above described property has been sold to the South Carolina Department of Transportation, Columbia, South Carolina. The said portion having been transferred by deed dated August 20, 2002 and recorded on October 6, 2002 in the ROD Office in book 00712 at page 0140.

Derivation: This being a portion of the property transferred by Anna M. Seigler, Individually and as Executrix of the Estate of Harold C. Seigler, Harold C. Seigler, Jr., Bunch C. Seigler and J. Douglas Seigler by deed dated January 10, 1984 and recorded in the ROD Office for Richland County on January 20, 1984 and recorded in book 678 at page 772.

Further derivation: Book 1811 at page 2439

Further derivation: Book 1836 at page 2516

Further derivation: Book 1851 at page 1434

TMS #: R11708-02-01

Parcel 2.

All of my remaining interest in that certain piece, parcel, or lot of land containing .60 acre, more or less, situate, lying and being on the northern side of Mason Road, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Tract "A": on a plat prepared for Morris & Brton bade by M.J. Belter & Company, dated October 12, 1970, and also show as Parcel "B" on that certain plat, and recorded in the Clerk's office for Richland County in Plat Book X at page 1700.

A portion of the above described property has been sold to the South Carolina Department of Transportation, Columbia, South Carolina. The said portion being transferred by deed dated August 20, 2002, and recorded in the ROD Office for Richland County on October 6, 2002 in Book 00712 at page 0140.

This being the interest conveyed to the grantor by deed of Bunch C. Seigler by deed dated January 23, 2013 and recorded in book 1836 at page 2516

TMS#: 11798-02-02

GRANTEE'S ADDRESS:

Robert S. Seigler
106 Highland Drive
Greenville, SC 29605

This conveyance is made subject to existing easements and to restrictions, covenants, and easements of record, including those shown on recorded plats.

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

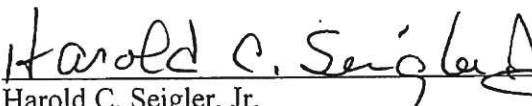
To Have and to Hold all and singular the premises before mentioned I, do hereby bind myself and my successors, assigns, heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee(s), and their successors/heirs and assigns and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 6th day of January, in the year of our Lord two thousand and fourteen

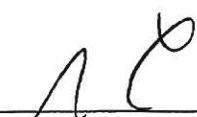
SIGNED, SEALED, AND DELIVERED)
IN THE PRESENCE OF)



Lisa Leopardo

 (Seal)

Harold C. Seigler, Jr.



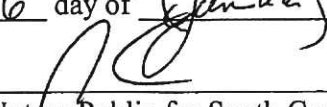
Melvin Bannister

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PROBATE

PERSONALLY appeared deponent and made oath that deponent saw the within principal sign, seal, and as the principals act and deed, deliver the within Title to Real Estate and that deponent, with the other witnesses whose names are subscribed above, witnessed the execution thereof.

SWORN TO before me this
6 day of January, 2014



Notary Public for South Carolina
My Commission expires: 12/28/15

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

AFFIDAVIT

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

1. Property located at Mason Road, Columbia SC bearing County Tax Map Number R11708-02-01 and R11708-02-02, was transferred by Harold C. Seigler, Jr. to Robert S. Seigler and Patti Patterson Seigler on January 6, 2014.

2. The transaction was (Check one):

☒ an arm's length real property transaction and the sales price paid or to be paid in money of money's worth was \$30,000.00.*

☐ not an arm's length property transaction and the fair market value of the property is \$____.*

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 et.seq. because the deed is:
Being transferred from son to parents.

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 the Grantor.

I further 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.



Purchaser, Legal Representative of the Purchaser, or
other Responsible Person Connected with the
Transaction

SWORN to before me this 6
day of January, 2014.



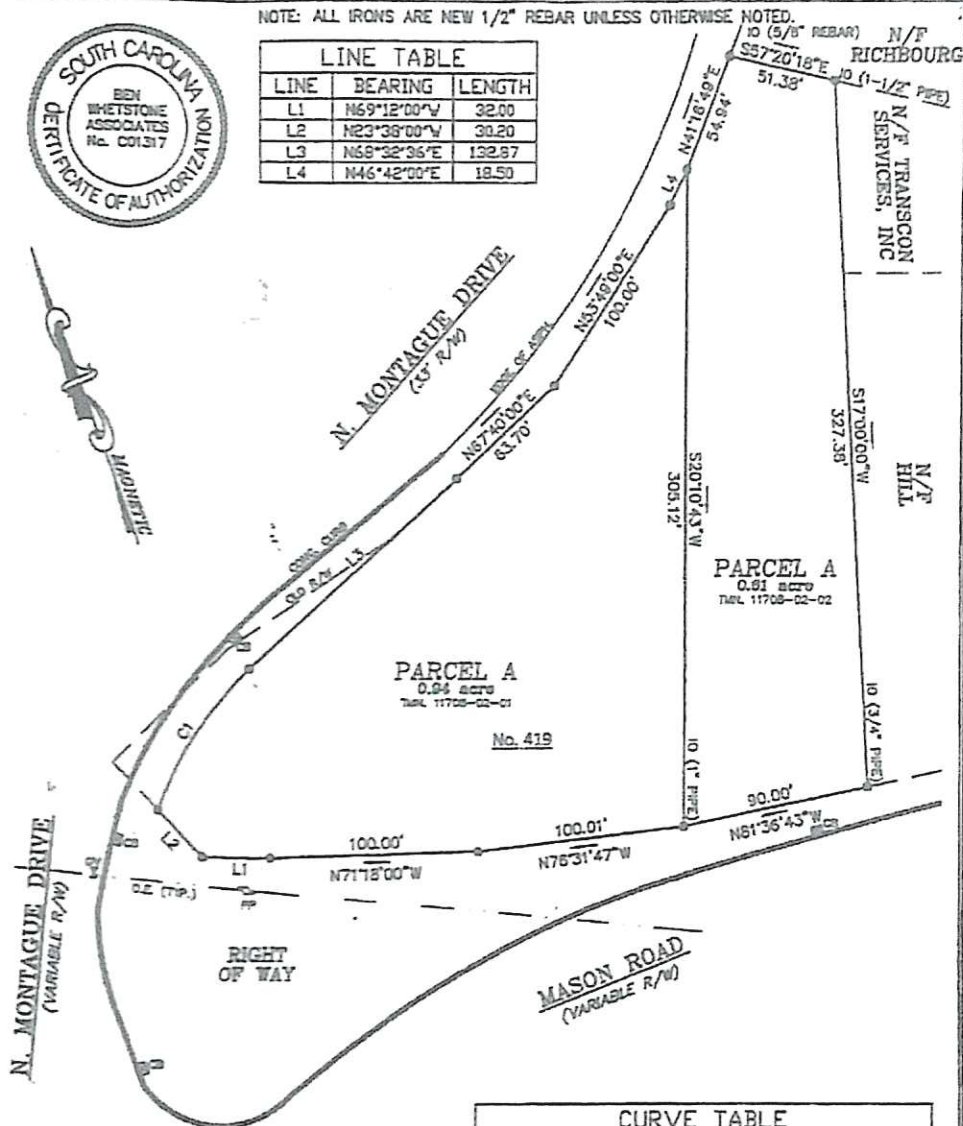
Notary Public for South Carolina
My Commission Expires: 12/20/20

* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement or realty before the transfer and remaining on it after transfer.



NOTE: ALL IRONS ARE NEW 1/2" REBAR UNLESS OTHERWISE NOTED.

LINE	BEARING	LENGTH
L1	N69°12'00"W	32.00
L2	N23°38'00"W	30.20
L3	N68°32'36"E	132.57
L4	N46°42'00"E	18.50



CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	S52°54'15"W	78.37	79.05	173.62

PARCELS NEAR COLUMBIA, IN RICHLAND COUNTY, SC; SHOWN AS PARCELS A & B, ON A PLAT PREPARED FOR RAY M. SEIGLER, et al., BY WILLIAM WINGFIELD DATED OCTOBER 20, 1971, AND RECORDED IN THE OFFICE OF THE R.O.D. FOR RICHLAND COUNTY IN PLAT BOOK X, PAGE 1700. T.M.N. 11708-02-01 & 02
ADDITIONAL REF.: S.C.D.O.T. DEED, RECORD BOOK 712, PAGE 140.

PLAT PREPARED FOR
ROBERT S. SEIGLER & ETC

BEN WHETSTONE ASSOCIATES
1321 AUGUSTA ROAD
WEST COLUMBIA, SC 29169
PHONE (803) 791-8467

FEBRUARY 20, 2014

SCALE: 1" = 60'



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Benjamin H. Whetstone
BENJAMIN H. WHETSTONE, R.L.S.
S.C. REGISTRATION NUMBER 2904

515 MASON RD | R11708-02-14

Print



Address

Address	515 MASON RD
Municipality	Unincorporated
School District	Richland School District 1
Garbage Coll. Day	Monday
Recycling Coll. Day	Friday EOW-A
Yard Trash Coll. Day	Thursday
Latitude	0.00000
Longitude	0.00000
Elevation	367 ft

Census

Year	2010	2000	1990
Avg Hshld Income	\$26,061	\$37,212	\$24,855
Avg Home Value	\$78,500	\$78,000	\$51,800
Pop. Density (/sqmi)	1,124	1,113	1,373

Property

TMS	R11708-02-14
Owner	GALLMAN STANLEY L
Beds	0.0
Baths	0.0
Heated Sqft	0
Year Built	
Tax District	1UR
Land Value	\$13,200
Building Value	\$0
Taxable Value	\$13,200
Market Value	\$13,200
Last Sale	\$53,000 (04/17/1990)
Zoning	RS-MD
Secondary Zoning	
Owner Occupied	No

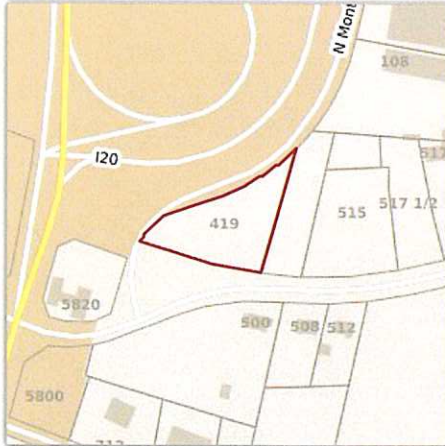
Political

Voting Precinct	College Place
Voting Location	John P Thomas Elementary
County Council Dist.	3
County Council Rep.	Yvonne McBride
SC Senate Dist.	19
SC Senate Rep.	John L. Scott, Jr.
SC House Dist.	73
SC House Rep.	Christopher R. Hart
County Magistrate Dist.	UPPER TOWNSHIP
County Magistrate	JUDGE TOMOTHY EDMOND - CHIEF JUDGE
Congressional Dist.	6
Congressional Rep.	James Clyburn
Sheriff Region	3

Disclaimer: This application is a product of the Richland County GIS Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. However, the information presented should be used for general reference only. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of the information presented herein.

419 MASON RD | R11708-02-01

Print



Address

Address	419 MASON RD
Municipality	Unincorporated
School District	Richland School District 1
Garbage Coll. Day	Monday
Recycling Coll. Day	Friday EOW-A
Yard Trash Coll. Day	Thursday
Latitude	0.00000
Longitude	0.00000
Elevation	351 ft

Census

Year	2010	2000	1990
Avg Hshld Income	\$26,061	\$37,212	\$24,855
Avg Home Value	\$78,500	\$78,000	\$51,800
Pop. Density (/sqmi)	1,124	1,113	1,373

Property

TMS	R11708-02-01
Owner	SEIGLER ROBERT S &
Beds	0.0
Baths	0.0
Heated Sqft	0
Year Built	
Tax District	1UR
Land Value	\$57,200
Building Value	\$0
Taxable Value	\$34,500
Market Value	\$57,400
Last Sale	\$30,000 (01/06/2014)
Zoning	M-1
Secondary Zoning	
Owner Occupied	No

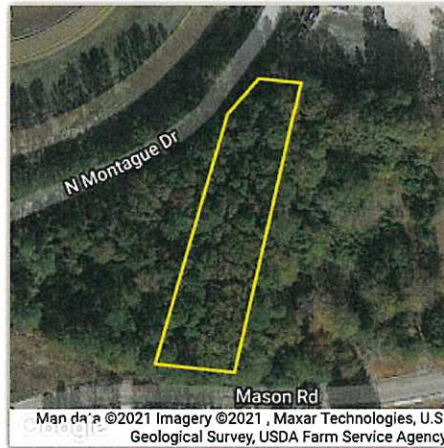
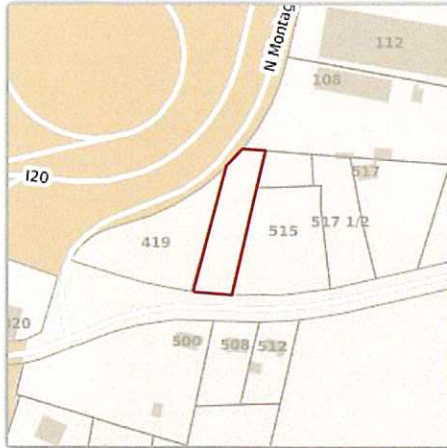
Political

Voting Precinct	College Place
Voting Location	John P Thomas Elementary
County Council Dist.	3
County Council Rep.	Yvonne McBride
SC Senate Dist.	19
SC Senate Rep.	John L. Scott, Jr.
SC House Dist.	73
SC House Rep.	Christopher R. Hart
County Magistrate Dist.	UPPER TOWNSHIP
County Magistrate	JUDGE TOMOTHY EDMOND - CHIEF JUDGE
Congressional Dist.	6
Congressional Rep.	James Clyburn
Sheriff Region	3

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5625 MASON RD | R11708-02-02

Print



Address

Address	5625 MASON RD
Municipality	Unincorporated
School District	Richland School District 1
Garbage Coll. Day	Monday
Recycling Coll. Day	Friday EOW-A
Yard Trash Coll. Day	Thursday
Latitude	0.00000
Longitude	0.00000
Elevation	360 ft

Census

Year	2010	2000	1990
Avg Hshld Income	\$26,061	\$37,212	\$24,855
Avg Home Value	\$78,500	\$78,000	\$51,800
Pop. Density (/sqmi)	1,124	1,113	1,373

Property

TMS	R11708-02-02
Owner	SEIGLER ROBERT S &
Beds	0.0
Baths	0.0
Heated Sqft	0
Year Built	
Tax District	1UR
Land Value	\$33,000
Building Value	\$0
Taxable Value	\$17,300
Market Value	\$33,000
Last Sale	\$15,000 (01/06/2014)
Zoning	M-1
Secondary Zoning	
Owner Occupied	No

Political

Voting Precinct	College Place
Voting Location	John P Thomas Elementary
County Council Dist.	3
County Council Rep.	Yvonne McBride
SC Senate Dist.	19
SC Senate Rep.	John L. Scott, Jr.
SC House Dist.	73
SC House Rep.	Christopher R. Hart
County Magistrate Dist.	UPPER TOWNSHIP
County Magistrate	JUDGE TOMOTHY EDMOND - CHIEF JUDGE
Congressional Dist.	6
Congressional Rep.	James Clyburn
Sheriff Region	3

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