10.00

RECORDED
YORK COUNTY
TAX ASSESSOR'S OFFICE
DATE 5-23-13
TAX MAP NO. 566-163
INITIALS CAK/TS

201300217092
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON, CLERK OF COURTS
05-22-2013 At 02:04 pm.
DEED INT 10.00
State Tax .00
County Tax .00
OR Vol 13435 Page 145 - 149

After recording, please return to:

Haselden, Owen, Boloyan & Corson, LLC
4609 Charlotte Hwy., Ste. 1
Lake Wylie, SC 29710
803-831-2738

DEED PREPARED ONLY: NO RESPONSIBILITY ASSUMED FOR CERTIFICATION OF TITLE, CLOSING TRANSACTION, OR WITHHOLDING TAXES ON PAYMENTS TO NONRESIDENTS. NO TITLE EXAMINATION OR SEARCH REQUESTED OR PERFORMED.

STATE OF SOUTH CAROLINA	)	
	)	**WARRANTY DEED**
COUNTY OF YORK	)	

Know all men by these presents that we, **Michael J. Roth and Dawn S. Roth**, of 4904 Willow Pond Rd., Clover, SC 29710, for and in consideration of **SEE ATTACHED AFFIDAVIT** to them in hand paid by **MICHAEL J. ROTH and DAWN S. ROTH, Trustees, or their successors in trust, under the ROTH REVOCABLE LIVING TRUST, dated May 16, 2013, and any amendments thereto**, of 4904 Willow Pond Rd., Clover, SC 29710, 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 **MICHAEL J. ROTH and DAWN S. ROTH, Trustees, or their successors in trust, under the ROTH REVOCABLE LIVING TRUST, dated May 16, 2013, and any amendments thereto**, all our right title and interests in and to the following described property:

See attached Exhibit A, incorporated herein by reference.

Tax Map Number: 566-00-00-163

Grantees Address: 4904 Willow Pond Rd., Clover, SC 29710

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 said **MICHAEL J. ROTH and DAWN S. ROTH, Trustees, or their successors in trust, under the ROTH REVOCABLE LIVING TRUST, dated May 16, 2013, and any amendments thereto**, their heirs and assigns, forever. And **Michael J. Roth and Dawn S. Roth** do hereby bind themselves, their heirs, executors, and administrators, to warrant and forever defend all and singular said premises unto said **MICHAEL J. ROTH and DAWN S. ROTH, Trustees, or their successors in trust, under the ROTH REVOCABLE LIVING TRUST, dated May 16, 2013, and any amendments thereto,** their heirs and assigns, against themselves and their heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness our hand and seal this 16th day of May, in the year of our Lord 2013 and in the 237th year of the Sovereignty and Independence of the United States of America.

Witnesses:

____

____

Grantors:

______________________ [L.S.]
Michael J. Roth

______________________ [L.S.]
Dawn S. Roth

STATE OF SOUTH CAROLINA)
) **ACKNOWLEDGEMENT**
COUNTY OF YORK)

I, a notary public appointed in the State of **South Carolina,** do hereby certify that **Michael J. Roth and Dawn S. Roth** personally appeared before me this **May 16, 2013** and, in the presence of two witnesses, acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this **May 16, 2013**.

Signature: ______________________ [SEAL]
Print Name: Philip J. Corson
Notary Public for **South Carolina**
My Commission Expires: 11/30/2022

[Exhibit A attached]

EXHIBIT A

Tax Map No.: 566-00-00-163

All that certain tract of land situate on the southern side of Willow Pond Road, partially in Bethel Township, York County, South Carolina and partially in South Point Township, Gaston County, North Carolina and being more particularly described as follows:

BEGINNING at an iron, said iron being the northeastern corner of the tract herein described and being on the southern edge of Willow Pond Road right of way and being the northwestern corner of Lot 21 and running thence with Lot 21, South 12 degrees 00'00" West 757.41 feet to a point in pond; thence, in pond, North 54 degrees 00'18" West 262.57 feet to a point in pond; thence with Lot 23, north 09 degrees 39'54" East 603.25 feet to an iron in the southern edge of said road; thence with southern right of way of said road in an easterly direction A=181.68 feet and R=335.59 feet; thence with said road, South 78 degrees 08'11" East 91.47 feet to the point of beginning and being all of Lot 22, containing 4.012 acres, more or less, shown on boundary and location survey for JD Dunn dated August 20, 1993, Joe H. Baird, RLS, said plat being incorporated herein and made a part hereof for a more accurate description as if more full set forth.

This being the identical property conveyed to Michael J. Roth and Dawn S. Roth by deed of Robert J. Sloan and Susan E. Sloan dated August 18, 2011 and recorded September 13, 2011 in Deed Book 12155 at Page 121 in the Office of the Clerk of Court for York County, South Carolina and recorded August 18, 2011 in Deed Book 4573 at Page 1442 in the Office of the Clerk of Court for Gaston County, North Carolina.

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK) 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 located at 4904 Willow Pond Rd., Clover, SC 29710, bearing York County Tax Map Number 566-00-00-163, was transferred by Michael J. Roth and Dawn S. Roth to Michael J. Roth and Dawn S. Roth, Trustees, or their successors in trust, under the Roth Revocable Living Trust, dated May 16, 2013, and any amendments thereto, on May 16, 2013.

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) __X__ exempt from the deed recording fee because (See Information section of affidavit); **See Number 8**
   (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 (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 ______________________.

   (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. 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 result 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: 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.

Responsible Person Connected with the Transaction

Michael J. Roth
Print or type the above name here

SWORN to before me this 16th
day of May, year of 2013
(Seal)
Notary Public for South Carolina
My Commission Expires: 11/30/2022

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, 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: Section 12-24-40

(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 constitutes 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 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 of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code