

Instrument	Book	Volume	Page
2025-1611	DR	2196	89

2025-1611
 Filed for Record in
 Edgefield County, SC
 Charles L. Keel, Clerk of Court
 04/22/2025 08:45:52 AM
 DEED \$ 15.00 Exempt-N
 State Tax \$ 169.00 County Tax \$ 71.50
 Bk DR Vol 2196 Page 89 - 91

Return Recorded Document to:
 Donald H. White, P. C.
 924 Stevens Creek Road, Suite 101
 Augusta, GA 30907

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
 COUNTY OF EDGEFIELD)

File No. R25-0364

KNOW ALL MEN BY THESE PRESENTS, that Metro Homesites, LLC, in the State aforesaid for and in consideration of the sum of **Sixty-Five Thousand and No/100-(\$65,000.00) Dollars**, to them in hand paid at and before the sealing of these presents by **Keystone Homes, Inc.**, of **924 Stevens Creek Road, Augusta, GA 30907** in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **Keystone Homes, Inc.**, the following described property, to wit:

All that piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Edgefield, City of North Augusta, being shown and designated as Lot 6, Walnut Grove Subdivision, Section 13, on a plat recorded in Book 2143, at Pages 220-221, in the Office of the Clerk of Court for Edgefield County, South Carolina. Reference being made to said plat for a more complete and accurate description of said property.

This being a portion of the property conveyed to Metro Homesites, LLC, by Limited Title to Real Estate, dated December 3, 2020, from Faye P. Purcell, as Trustee of the James A. Purcell Living Trust dated March 25, 2004 and amended February 2, 2011, and recorded in Book 1848, at Page 34 in the in the records of Edgefield County, South Carolina.

Tax Map and Parcel No.: 127-00-10-006-000

Said property is conveyed subject to any and all Restrictions, Easements and Covenants of record.

THIS Deed is also made subject to all zoning and other governmental regulations of Edgefield County and any other governmental agency (local, state or federal). Said property is conveyed subject to all covenants, restrictions and affirmative obligations.

Instrument	Book	Volume	Page
2025-1611	OR	2196	90

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 before mentioned unto the said **Keystone Homes, Inc.**, its Heirs and Assigns forever.

AND we do hereby bind ourselves and our Successors and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Keystone Homes, Inc.**, its Heirs and Assigns, against Grantor, his/her heirs and Assigns and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 4th day of April, 2025.

Signed, sealed and delivered
in the presence of

Michelle Mauld
[Signature]

Metro Homesites, LLC

By: [Signature] (SEAL)

As ks:

Managing Member
John Crowell

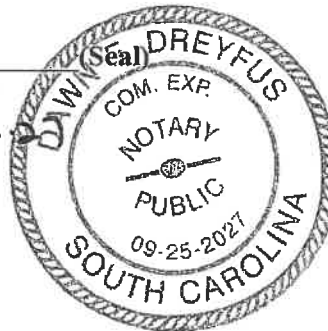
STATE OF SOUTH CAROLINA)

COUNTY OF AIKEN)

I, the undersigned Notary Public, do hereby certify that John Crowell as Managing Member of Metro Homesites, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me, this 4th day of April, 2025.

[Signature]
Notary Public for South Carolina
My Commission Expires: 9.25.25



Instrument Book Volume Page
2025-1611 08 2196 91

STATE OF SOUTH CAROLINA }
COUNTY OF Edgefield } 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 was transferred by Metro Homesites, LLC
to Keystone Homes, Inc. on April 4, 2025

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) ☐ exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
(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 \$65,000.00
- (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. 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: \$65,000.00
- (B) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$65,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$240.50

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as:
Donald H. White

9. I understand that a person required to furnish this affidavit who wilfully 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

Donald H. White
Print or Type Name Here

Sworn this 4th day of April, 2025
Shannon C. Franklin
Notary Public for South Carolina
My Commission Expires: September 28, 2032

