

DEE-2016-1255

DEE BK 111-B PG 572-578

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Recording Fee: \$10.00  
Office of REGISTER OF DEEDS, SPARTANBURG  
Dorothy Earle, Register Of Deeds

EXHIBIT

A

3 of 3

GRANTEE'S ADDRESS: 3949 Maple Avenue #410  
Dallas, TX 75219-3254

STATE OF SOUTH CAROLINA )

QUIT-CLAIM DEED

COUNTY OF SPARTANBURG )

KNOW BY ALL THESE MEN PRESENTS, that **Sara S. Compton and Deborah F. Compton** ("Grantors"), in consideration of Ten and no/100ths (\$10.00) Dollars, to the Grantor in hand paid at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, have quit-claimed, bargained, sold and released, and by these presents do quit-claim, bargain, sell and release unto **Cullum GSP 081, LP**, a South Carolina limited partnership, ("Grantee"), its successors and assigns, all of the Grantors' right, title and interest, whatever the same may be, in and to the following real estate:

All that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg State of South Carolina more fully and particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference.

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 or successors and assigns, forever.

WITNESS the Grantor's hand and seal this <sup>12TH</sup> 16<sup>th</sup> day of January, 2016.

SIGNED, sealed and delivered  
in the presence of:

Robert E. Hines

Sara S. Compton (Seal)  
Sara S. Compton

[Signature]  
Robert E. Bruce

[Signature]  
Deborah F. Compton

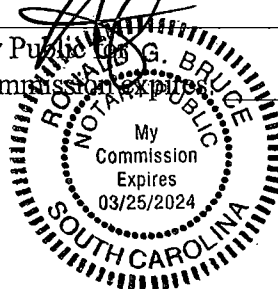
STATE OF SC  
COUNTY OF Greenville

ACKNOWLEDGEMENT

I, [Signature], a Notary Public for State of SC, do hereby certify that Sarah S. Compton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

IN WITNESS WHEREOF I have set my hand this 12 day of January, 2016.

[Signature] (SEAL)  
Notary Public for G. BRUCE  
My commission expires



STATE OF SC )

COUNTY OF Greenville

ACKNOWLEDGEMENT

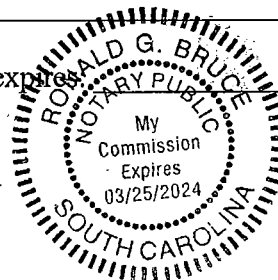
I, Ronald G. Bruce, a Notary Public for State of  
\_\_\_\_\_, do hereby certify that Deborah F. Compton personally  
appeared before me this day and acknowledged the due execution of the foregoing instrument.

IN WITNESS WHEREOF I have set my hand this 16 day of January, 2016.

Ronald G. Bruce  
Notary Public for

My commission expires \_\_\_\_\_

(SEAL)



## EXHIBIT A

All that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg, State of South Carolina, more fully and particularly and depicted on that certain ALTA/ASCM Land Title Survey for Cullum GSP 081, LP dated December 20, 2015 prepared by EAS Professionals, Inc. having the following boundaries by courses and distances,, to-wit:

Beginning at a n old RR spike in the intersection of Silver Lake Road and Robinson Road; thence following the centerline of said Robinson Road, S. 05-58-48 E. a distance of 263.82 feet to a point; thence continuing in the centerline of Robinson Road, S. 06-02-16 E. for a distance of 516.08 feet to an old nail found; thence turning and leaving said centerline, S. 89-39-37 W. for a distance of 729.84 feet to a IPF 1/2" rebar running through an IPF 3/4" CT at 24.91 feet and an IPF 1/2" rebar at 326.24 feet; thence turning and running N. 12-08-15 W. for a distance of 199.99 feet to an IPF 1/2" rebar; thence N. 00-31-57 E. for a distance of 104.01 feet to an IPF 1/2" rebar; thence N. 05-15-17 W. for a distance of 158.96 feet to an IPF 1/2" rebar; thence N. 13-20-03 W. for a distance of 254.09 feet to an old mag nail at the centerline of said Silver Lake Road running through an IPF 1/2" rebar at 99.33 feet and an IPF 1/2" rebar at 216.59 feet; thence turning and following the centerline of said Silver Lake Road N. 84-23-26 E. for a distance of 765.97 feet to the point of beginning,

STATE OF SOUTH CAROLINA

AFFIDAVIT FOR EXEMPT TRANSFERS

COUNTY OF SPARTANBURG

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 Greer, was transferred by Sara S. Compton and Deborah F. Compton to Cullum GSP 081, LP on January   , 2016.
3. The deed is exempt from the deed recording fee because (Information Section of Affidavit):  
#12 Quitclaim Deed

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 : Grantor

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.

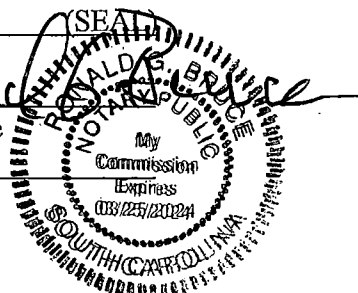
X Sara S. Compton  
Sara S. Compton  
Responsible Person Connected with the Transaction

SWORN to before me this  
12 day of January, 2016.

Notary Public for

Print Name

My commission expires:



Deborah F. Compton  
Deborah F. Compton

Responsible Person Connected with the Transaction

SWORN to before me this

12 day of January, 2016

Donald G. Brice  
Notary Public for the State of North Carolina  
My Commission Expires 05/2024  
Print Name: Donald G. Brice  
My commission expires 05/2024

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 as a stockholder, partner, or trust beneficiary of the entity 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 such 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; 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 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.
- (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 take functional control of electric transmission assets as defined in the Federal Power Act.