

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

QUITCLAIM DEED

WHEREAS, pursuant to Section 57-5-340, Code of Laws of South Carolina, 1976, as amended, the South Carolina Department of Transportation has authority to dispose of the premises hereinbelow described;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the South Carolina Department of Transportation (SCDOT) (hereinafter, "Grantor"), for and in consideration of the sum of **Five and no/100 (\$5.00) Dollars** to it in hand paid, receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto **the City of North Augusta** (hereinafter, "Grantee"), all its right, title, interest in or to the following described property:

All that certain piece, parcel or tract of land containing approximately 0.43 of an acre, situate, lying and being on the West side of US Route 25 Business, in the City of North Augusta in Aiken County, State of South Carolina, and being shown on South Carolina Department of Transportation Plans for US Route 25 Business, File 2.702, sheets 12, 14 and 15, and File 2.521, sheet 8, on the left of US Rte. 25 between approximate survey stations 7+57 and 13+25 (File 2.521) and being shown on Exhibit A, attached hereto and made a part hereof.

TMS No.: adjacent to and to be joined with 007-13-01-001.

This being a portion of the right of way acquired by the South Carolina Department of Transportation under File 2.521 for US Route 25, from Helen M. Baynham by Condemnation dated March 9, 1967, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina under US Route 25, File 2.521, Tract 6A.

Grantee's Address: Post Office Box 6400
North Augusta, SC 29861

This conveyance is further made subject to any and all existing public utility rights of user, reservations, easements, rights of way, control of access, zoning ordinances and restrictions or protective covenants that may appear on record or on the premises, other than those hereby released.

CONDITIONS FOR REVERTER: This conveyance is being made to the Grantee for the express use for public purposes in perpetuity. If the Grantee shall cease to utilize this property for public purposes, then the property shall revert to the Grantor herein, who will have the right to re-enter and take possession of the property free of all restrictions and restraints.

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 City of North Augusta**, its successors and assigns forever.

WITNESS the hand and seal of the South Carolina Department of Transportation this 23rd day of November, in the year of our Lord Two Thousand Sixteen.

Signed, sealed and delivered
in the presence of

[Signature]

Catherine L. Brooks

SOUTH CAROLINA DEPARTMENT OF
TRANSPORTATION

By: [Signature] (L.S.)
Christy A. Hall
Secretary of Transportation

By: [Signature] (L.S.)
Brian W. Keys
Deputy Secretary for Finance and
Administration

THE STATE OF SOUTH CAROLINA

)

) ACKNOWLEDGEMENT

COUNTY OF RICHLAND

)

Personally appeared before me the above named Grantors on behalf of South Carolina Department of Transportation and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 23rd day of November, 2016.

Catherine L. Brooks
Notary Signature

Catherine L. Brooks
Printed Name of Notary

NOTARY PUBLIC FOR THE STATE OF
SOUTH CAROLINA

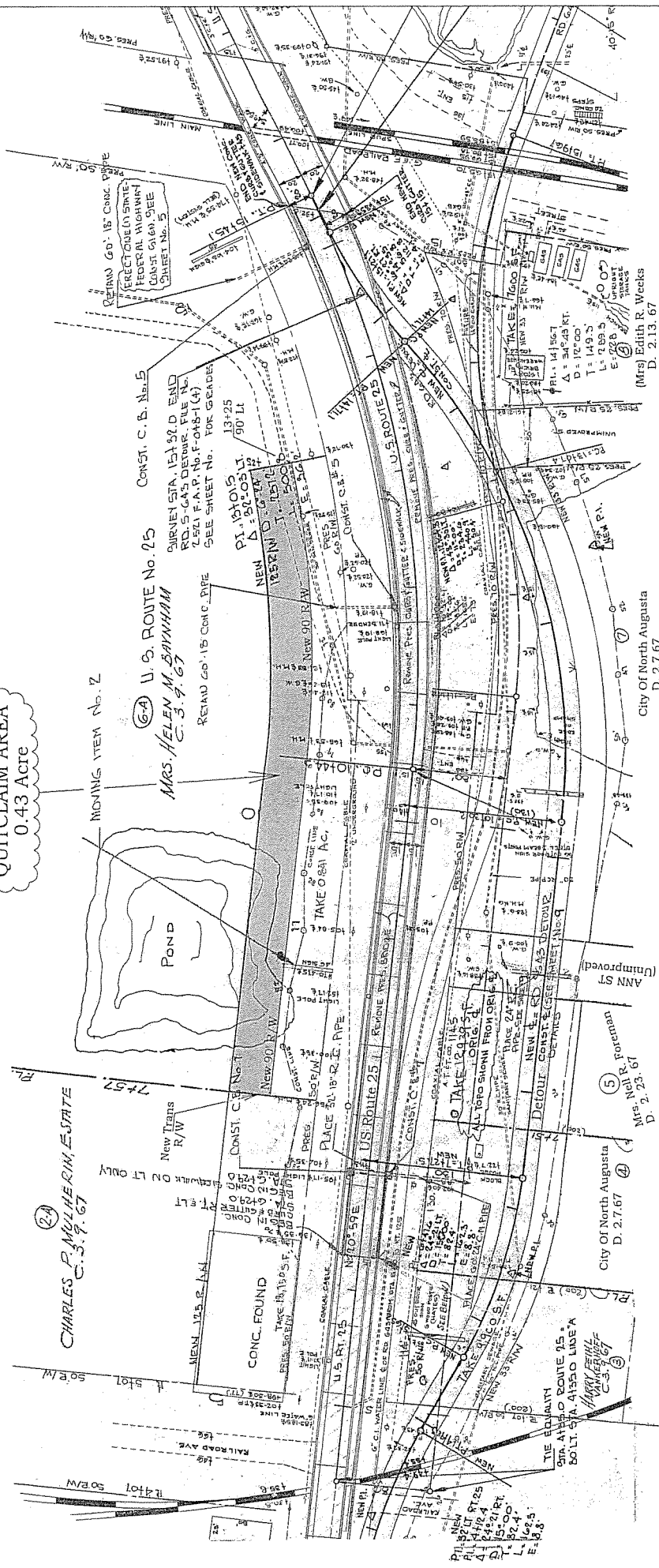
My Commission Expires: 2/8/26
(Affix Seal if outside SC)


THIS EXHIBIT IS A GRAPHIC REPRESENTATION
 REFERENCE TO ENGINEERING PLANS. A COPY
 BE AVAILABLE AT THE OFFICE OF THE ENGINEER,
 905 PARK STREET, COLUMBIA,
 SC 29201.

EXHIBIT "A"

Aiken County File 2.521
 US Route 25
 Portion Of Sheet 8

QUITCLAIM AREA
 0.43 Acre




 SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
 QUITCLAIM AREA - 0.43 ACRE FILE 2.521
 Prepared 11/01/2016 SCALE 50 0 50 FEET
 Aiken County

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) DELEGATION OF AUTHORITY

I, Christy A. Hall, Secretary of Transportation for South Carolina hereby authorize Linda C. McDonald to sign in my name and on my behalf, deeds conveying real property of the South Carolina Department of Transportation (SCDOT) in accordance with the authority granted to me pursuant to Section 57-5-340 of the S. C. Code of Laws, 1976, as amended. The deeds shall be signed as follows:

“Christy A. Hall by Linda C. McDonald”

This Delegation of Authority shall be effective from November 18, 2016 to November 30, 2016.

Witnesses:

Mae A. Johnson-Young
Alexander Jones

Christy A. Hall
Christy A. Hall

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

Personally appeared before me the undersigned witness and made oath that she/he saw the within named Christy A. Hall, Secretary of Transportation, sign, seal and deliver the within Delegation of Authority, and that she/he with the other witness whose name appears above witnessed the execution thereof.

SWORN to before me this 17th
day of November 2016.
Catharine Brooks (L.S.)
Notary Public for South Carolina
My commission expires: 2/8/26

Judy A. Little

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 the South Carolina Department of Transportation
to City of North Augusta on November 23, 2016.

- 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): #2 (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 _____.
 - (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 the result here: _____

7. The deed recording fee 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: the Property Management Manager for the South Carolina Department of Transportation.

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.

Kathryn E. Copeland
Responsible Person Connected with the Transaction

Kathryn E. Copeland
Print or Type Name Here

Sworn this 23 day of NOV, 2016
Jean C. Barnes
Notary Public for South Carolina
Jean C. Barnes
Print or Type Name Here
My Commission Expires: 11/18, 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 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.