

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #: 2021036347
Receipt Number: 133505 Return To:
Recorded As: EREC-DEED
Recorded On: November 09, 2021
Recorded At: 10:46:41 AM Received From: CSC
Recorded By: NW Parties:
Book/Page: RB 13788: 294 - 302 Direct- MULDROW, ANTHONY
Total Pages: 9 Indirect- JAE & EM REALTY SC LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00 RECEIVED
Exempt
Tax Charge: \$0.00 2021 NOV -24 PM 01:48
DORCHESTER CO ASSESSORS OFFICE
RECEIVED 24th Day
of NOVEMBER 2021
JAMES MESSERVY, JR
Auditor Dorchester County SC



Margaret Bailey

Margaret Bailey - Register of Deeds

Recording Requested by and
When Recorded Mail to:
Lima One Capital, LLC
201 E McBee Ave., Ste 300
Greenville, SC 29601
PREPARED BY: LIMA
ONE CAPITAL, LLC

THIS SPACE FOR RECORDERS USE ONLY

DEED

Grantee's Address/Send Property Tax Bill to:
JAE & EM Realty SC LLC
14 Brookes Road
North Babylon, NY 11703

Prepared By:
Lauren Lejjedal, Esq.
PC Law Associates, LLC
226 State Street
West Columbia, SC 29169
SC Bar Number 100850

Order No.
300593-SC

Return Recorded Document to:
Apex Closing Services, LLC
14748 Pipeline Avenue, Suite A
Chino Hills, CA 91709

STATE OF Texas)
COUNTY OF Taylor)
TITLE TO REAL ESTATE
No Title Search Performed

KNOW ALL MEN BY THESE PRESENTS, that **ONIQUA R. WHITE-MULDROW** and **ANTHONY MULDROW**, a married couple, hereafter called "Grantor", in the State aforesaid for Ten Dollars and No Cents (\$10.00), to them paid by **JAE & EM REALTY SC LLC**, hereinafter called "Grantee", receipt whereof is hereby acknowledged has granted, bargained, sold, released, and delivered; and by these presents does grant, bargain, sell, release and deliver, unto the said Grantee, their heirs/successors and/or assigns, forever:

SEE ATTACHED EXHIBIT A, LEGAL DESCRIPTION

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

SUBJECT, however, to all matters of record, Grantor does hereby bind himself/herself/themselves, his/her/their heirs/successors and assigns, to warrant and forever defend, all and singular, said Premises, unto said Grantee hereinabove named, and the Grantee's heirs/successors and assigns against the Grantor and the Grantor's heirs/successors and assigns and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

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PCL

300593-SCDWAR01010104

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, and the Grantee's heirs/successors and/or assigns, forever.

[SPACE INTENTIONALLY LEFT BLANK]

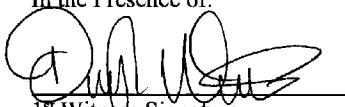
PAGE 2 of 4



PCL 300593-SCDWAR01010204

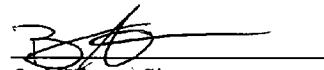
WITNESS the execution hereof by Grantor this 27th day of August, in the year 2024.

Signed, Sealed, and Delivered
In the Presence of:


1st Witness Signature


ONIQUA R. WHITE-MULDROW

Dwight Williams
1st Witness Print Name


2nd Witness Signature

ANTHONY MULDROW

Brianna Johnson
2nd Witness Print Name

STATE OF Texas

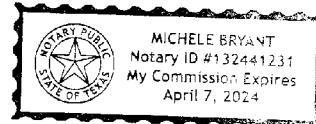
COUNTY OF Taylor

)
)
)
ACKNOWLEDGMENT

I, Michele Bryant, Notary Public for the State of Texas,
do hereby certify that **ONIQUA R. WHITE-MULDROW and ANTHONY
MULDROW** personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

SWORN to before me this 27th
day of August, 2021

Michele Bryant
Notary Public
Notary Public for State of Texas
My Commission Expires: 4-7-2024



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PCL

300593-SCDWAR01010304

WITNESS the execution hereof by Grantor this 30th day of August, in the year 2021.

Signed, Sealed, and Delivered
In the Presence of:

Melody Catalano
1st Witness Signature

ONIQUA R. WHITE-MULDROW

Melody Catalano
1st Witness Print Name

John R.
2nd Witness Signature

Anthony Muldrow
ANTHONY MULDROW

John R.
2nd Witness Print Name

STATE OF NEW YORK

COUNTY OF SUFFOLK

)
)
)
ACKNOWLEDGMENT

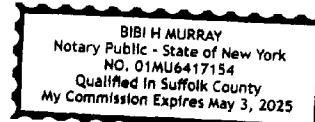
I, BIBI H. MURRAY, Notary Public for the State of NEW YORK, do hereby certify that **ONIQUA R. WHITE-MULDROW** and **ANTHONY MULDROW** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 30th
day of August, 2021

Bibi Murray
Notary Public

Notary Public for NEW YORK

My Commission Expires: 05-03-25



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PCL

300593-SCDWAR01010304

EXHIBIT A
Legal Description

The following-described property, to wit:

All that certain piece, parcel or lot of land, situate, lying and being in the County of Dorchester, State of South Carolina and shown and designated as Lot T-17 on a "Final Subdivision Plat of Phase 2 Townhomes, the Farm at Wescott, prepared for D.R. Horton", prepared by Thomas & Hutton Engineering Co., and recorded in the RMC Office for Dorchester County on August 18, 2003, in Plat Cabinet K, at Page 71.

SUBJECT TO all easements, restrictions, and rights-of-way of record.

Being the same property conveyed to M. Dean Westmoreland by deed from Oniqua R. White-Muldrow and Anthony Muldrow, as joint tenants with right of survivorship, dated August 20, 2007, and recorded August 28, 2007 in Book 6226 at Page 78-82.

TAX ID No.: 1631312017000 (R0051605)

Commonly known as 9032 Maple Grove Drive, Summerville, SC 29485.

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PCL

300593-SCDWAR01010404

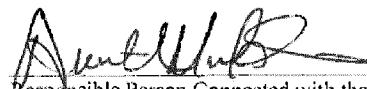
NEW YORK

STATE OF SOUTH CAROLINA
COUNTY OF Dorchester - Suffolk

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 9032 Maple Grove Drive, Summerville, SC 29485 bearing Dorchester County Tax Map Number 1631312017000, was transferred by Oniqua R. White-Muldrow and Anthony Muldrow to JAE & EM Realty SC LLC on August 30, 2021
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): {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
SWORN to before me this 30th
day of August 2021Anthony D. Muldrow
Print or Type Name HereNotary Public for BIBI H MURRAY
My Commission Expires: 05-03-25

BIBI H MURRAY
Notary Public - State of New York
NO. 01MU6417154
Qualified in Suffolk County
My Commission Expires May 3, 2025

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. "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 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 executed 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.