

Prepared By and Return to: The Airey Law Firm, PLLC
23 S. Broad Street, Suite 207, Brevard, North Carolina 28712
By: Shea B. Airey, Esq., licensed SC attorney

TMS #: 208-15-04-015

No Title Examination Requested or Performed

THIS DEED, made this 17th day of May, 2022 by and between,

Leonard F. Gengel
(hereinafter whether one or more the "Grantor");

AND

Leonard F. Gengel, as Trustee of
The Leonard F. Gengel Revocable Trust dated May 17th, 2022,
whose address is 228 Wetherbee Lane, Sunset, SC 29685
(hereinafter collectively the "Grantee")

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do, subject to any conditions set forth below, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns, in fee simple, all that certain tract(s) or parcel(s) of land lying, being and situate in Pickens County, South Carolina; and being more particularly described as follows (intending to and including all appurtenances thereto):

All the certain piece, parcel or tract, with all improvements thereon, known and described as all of **Tract 3, containing 5.02 acres**, more or less, as shown on that plat recorded at Plat Book 256, Page 1, records of the Pickens County Register of Deeds, reference to which plat is hereby made for a more complete and accurate description of the subject property.

Conveyed together with and subject to any and all exceptions, conditions, provisions, reservations, rights of way, easements, covenants, restrictions and encumbrances of record or which may otherwise be shown upon the property described hereinabove and specifically together with that right of way described in in Deed Book 1810, Page 124, records of the Register of Deeds Office for Pickens County, South Carolina.

This being the identical property conveyed unto the Grantor by deed of Larry A. Sweet and Carol L. Sweet as recorded October 24th, 2016 in Deed Book 1810, Page 124, records of the Register of Deeds Office for Pickens County, South Carolina.

TO HAVE AND TO HOLD the property described herein above, with every privilege and appurtenance thereto belonging to the Grantee, its heirs, successors and assigns, in fee simple.

The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those otherwise set forth herein, appearing of record or shown upon the premises; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

The designation Grantor or Grantee as used herein shall include the above described parties given such title and their respective heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, or if corporate or other legal entity, has caused this instrument to be signed in its corporate or legal name by its duly authorized officer(s) or representative(s) under the authority of its Board of Directors or its relevant governing body, the day and year first above written.

Witnesses:

Leonard F. Gengel (Signature)
Leonard F. Gengel

Shea B. Airey

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
)
COUNTY OF TRANSYLVANIA)

I, a Notary Public of the County and State aforesaid, certify that Leonard F. Gengel, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 17th day of May, 2022.

Shea B. Airey
Notary Public

My Commission Expires: 07-04-24

(SEAL OR STAMP)

SHEA B. AIREY
NOTARY PUBLIC
Transylvania County
North Carolina
My Commission Expires 07/04/2024

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

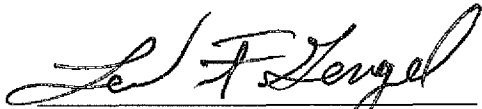
AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, the undersigned who being duly sworn says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is described as **bearing Tax Map Number # 4168-00-36-1540**
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) Transferring to a trust for no consideration.


(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 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 or 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: 0
 - (b) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here)
 - (c) Subtract 6(b) from 6(a) and place the result here: 0
7. The deed recording fee due is based on the amount listed on Line 6c above and the deed recording fee due is : **None**
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction: Seller.
9. I further 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.


Leonard F. Gengel

NOTARY SECTION

SWORN TO BEFORE ME THIS
17th day of May, 2022.

 (Notary Signature)
Notary Public for the State of North Carolina
Commission Expires: 6-7-24

SHEA B. AIREY
NOTARY PUBLIC
Transylvania County
North Carolina
My Commission Expires 07/04/2024

(AFFIX NOTARY SEAL)