ORDINANCE NUMBER 4-2016

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY CULLUM GSP 08, LP LOCATED AT 1010 AND 1014 ROBINSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTY

WHEREAS, Cullum GSP 08, LP is the owner of properties located at 1010 and 1014 Robinson Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Numbers 5-24-00-048.00 and 5-24-00-040.00 containing approximately 12.71 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0261D attached hereto marked as Exhibit D; and

WHEREAS, the properties currently have five (5) occupants; and

WHEREAS, Cullum GSP 08, LP has petitioned the City of Greer to annex their properties by one-hundred percent (100%) petition; and

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and

WHEREAS, the property owners have requested that the subject properties be zoned I-1 (Industrial); and

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer,
South Carolina, as follows:

1. **ANNEXATION:** The following properties owned by Cullum GSP 08, LP located at 1010 and 1014 Robinson Road more particularly described on the attached map as Spartanburg County Parcel Numbers 5-24-00-048.00 and 5-24-00-040.00 containing approximately 12.71 +/- acres are hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned I-1 (Industrial) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. **FUTURE LAND USE MAP:** The above reference property shall be designated as Employment Center Community on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.

4. **FLOOD INSURANCE RATE MAP:** This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0261D.

5. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

\[Signature\]

Richard W. Danner, Mayor

**ATTEST:**

\[Signature\]

Tammela Duncan, Municipal Clerk

Introduced by:
First Reading: February 9, 2016

Second and Final Reading: February 23, 2016

Approved as to Form:

[Signature]

John B. Duggan, City Attorney
Grantee’s Address: 3949 Maple Avenue #410  
Dallas, TX 75219-3254

STATE OF SOUTH CAROLINA )
COUNTY OF SPARTANBURG )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Sara S. Compton and Deborah F. Compton ("Grantors") in consideration of Two Hundred Twenty-five Thousand and no/100ths ($225,000.00) Dollars, to the Grantors in hand paid at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto Cullum GSP 081, LP, a South Carolina limited partnership ("Grantee") and the Grantee’s successors and assigns, the following described premises, to wit:

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 right, title and interest of the Grantor in and to any land lying within the right of way or bed of any public highway, street, or road crossing, abutting or adjacent to the property herein described to the center line thereof, and in and to any alleys, strips or gores of land adjoining or pertaining to said property

TMS #5-24-00-048.00.

Said premises are conveyed subject to all applicable easements, rights of way, restrictions and covenants of record; those easements and rights of way actually existing on the ground and affecting said premises; riparian, littoral or other water rights, if any; such matters as would be revealed by a current survey and inspection of the premises; and any applicable zoning and other governmental laws, ordinances and regulations.

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. And, the Grantors do hereby bind the Grantors and the Grantors’ heirs or successors, executors and administrators TO WARRANT AND FOREVER DEFEND all and singular said premises, unto the Grantee and the Grantee’s
heirs or successors, and assigns against the Grantors and the Grantors' heirs or successors, and
against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 12th day of January, 2016.

Signed, sealed and delivered
in the presence of

[Signature]
Sara S. Compton
(SEAL)

[Signature]
Deborah F. Compton
(SEAL)

[Signature]
Robert E. Compton

STATE OF
C

COUNTY OF
Greenville

ACKNOWLEDGEMENT

I, [Signature], a Notary Public for State of

[State], do hereby certify that Sara 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 12th day of January, 2016.

Notary Public for

My commission expires

[Notary Seal]
STATE OF South Carolina

COUNTY OF

I, , a Notary Public for State of South Carolina, 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 18th day of January, 2016.

(SEAL)

Notary Public for South Carolina

My commission expires December 16, 2016.
EXHIBIT A

(Legal Description)

All that piece, parcel or lot of land in Spartanburg County, State of South Carolina, located about three miles South of Duncan, S.C., at the southwest intersection of Silver Lake Road and S. C. Highway No. 644 (known as Woods Chapel Road) and being shown as a 1.64 acres lot on plat made for Doris S. Stephens by Wolfe & Huskey, Inc., R.L.S., dated July 14, 1986, and recorded in Plat Book 97, page 876 in the Office of the Register of Deeds for Spartanburg County, and having the following courses and distances, to-wit:

Beginning at R.R. spike in the center of the intersection of Silver Lake Road and S. C. Highway No. 644 and running thence with the center of highway S. 06-09 E. 264 feet to the RR spike at corner of Miles Compton; thence with Miles Compton S. 83-25 W. 266.86 feet to old pin; thence N. 06-40 W. 267.49 feet to RR spike in center of Silver Lake Road; thence with the center of said road, N. 84-10 E. 269.30 feet to the beginning corner and containing 1.64 acres, more or less.

ALSO: That strip of land on the south side of property now or formerly of Miles Compton shown as 0.15 acre lot on the above referenced plat and having the following courses and distances, to-wit:

Beginning at RR spike in the center of S. C. Highway N. 644, at the corner of Miles Compton and running thence with Compton S. 83-26 W. 266.38 to old pin; thence S. 06-40 E. 18 feet to pin; thence N. 86-08 E. 266.69 feet to RR spike in center of said highway; thence with the center of said highway N. 06-39 W. 30.5 feet to the beginning corner.

The above described property was conveyed to Miles Compton and Sara S. Compton by deed of Doris Ann Smith Stephens recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 52-Q at page 844 on October 9, 1986. Subsequently Miles Compton died testate as will appear by reference to the records on file in the Probate Court for Spartanburg County in File Number 2007ES4201235. Reference is also made to Deed of Distribution to Deborah F. Compton recorded in Deed Book 90-J, page 268 on December 31, 2007.

ALSO: All that certain piece, parcel or lot of land situated on the west side of the Robison Road (formerly referred to as the Woods Chapel Road, near Woods Chapel Methodist Church, about four miles from the City of Greer, School District #5, Spartanburg County, State of South Carolina, and being a portion of Tract #3 of the Mrs. S. A. Smith Estate, and having the following courses and distances:

Beginning at a point on the west side of said road, corner of property now or formerly of Landrum A. Stephens and Doris Ann Stephens, and running thence N. 85-00 W. 277.4 feet to an iron pin; thence S. 6-40 E. 217.3 feet to an iron pin; thence N. 83-30 E. 276.6 feet to the west side of the road; thence along said road N. 6-20 W. 217.3 feet to the beginning corner.
The above described property was conveyed to Miles F. Compton by deed of Landrum A. Stephens and Doris Ann Stephens recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 33-S at page 349 on June 28, 1967. Subsequently Miles Compton died testate as will appear by reference to the records on file in the Probate Court for Spartanburg County in File Number 2007ES4201235. Reference is also made to Deed of Distribution to Deborah F. Compton recorded in Deed Book 90-J, page 268 on December 31, 2007.
GRANTEE'S ADDRESS: 3949 Maple avenue #410
Dallas, TX 75219-3254

STATE OF SOUTH CAROLINA  )
COUNTY OF SPARTANBURG  )
QUIT-CLAIM DEED

KNOW BY ALL THESE MEN PRESENTS, that Michael Smith Stephens ("Grantor"), 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, has quit-claimed, bargained, sold and released, and by these presents does quit-claim, bargain, sell and release unto Cullum GSP 081, LP, a South Carolina limited partnership, ("Grantee"), its successors and assigns, all of the Grantor's 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 12th day of January, 2016.

SIGNED, sealed and delivered in the presence of:

[Signatures]

Michael Smith Stephens
(Seal)

Donna O. Stephens as
Attorney in Fact

1437564
STATE OF South Carolina
COUNTY OF Greenville

ACKNOWLEDGEMENT

I, Julia R. Haselden, a Notary Public for State of South Carolina, do hereby certify that Michael Smith Stephens by Donna O. Stephens as Attorney-in-Fact personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Julia R. Haselden (SEAL)
Notary Public for South Carolina
My commission expires: 10/22/23

Julia R. Haselden
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,

This instrument is executed by Donna O. Stephens, as attorney-in-fact for Michael Smith Stephens, pursuant to Durable Power of Attorney dated December 18, 2015 and recorded December 18, 2015 in the Office of the Register of Deeds for Spartanburg, SC in Deed Book 110-W at Page 968.
STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

AFFIDAVIT FOR 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 being transferred is located at Greer, was transferred by Michael Smith Stephens 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.

   Michael Smith Stephens
   Responsible Person Connected with the Transaction

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

   Julia R. Haseler
   Notary Public for South Carolina

   Print Name
   My commission expires: 10/22/23
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.
GRANTEE'S ADDRESS: 3949 Maple Avenue #410
Dallas, TX 75219-3254

STATE OF SOUTH CAROLINA  )
COUNTY OF SPARTANBURG  )
QUIT-CLAIM DEED

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 12th day of January, 2016.

SIGNED, sealed and delivered in the presence of:

[Signature]

Sara S. Compton (Seal)

1437569
STATE OF __________
COUNTY OF __________

I, ____________________________, a Notary Public for State of South Carolina, do hereby certify that __________________________, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

______________________________
Notary Public
My commission expires ____________________________

(SEAL)
STATE OF SC
COUNTY OF Greenwood

I, Ral Rame, a Notary Public for State of South Carolina, 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 1st day of January, 2016.

(SEAL)
Notary Public for
My commission expires

1437569
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
COUNTY OF SPARTANBURG

AFFIDAVIT FOR 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 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.

   Sara S. Compton
   Responsible Person Connected with the Transaction

   SWORN to before me this day of January, 2016.

   Notary Public

   My commission expires:
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.

1437569
(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.)

1497569
Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 10106 104TH Robinson Road, Greer, SC 29651 are more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number attached hereto marked as Exhibit C containing approximately 13 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 11th day of Jan, 2016 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: Allen E. Collum
Signature: \[Signature\]
Address: 3149 Maple Ave, A410, Dallas, TX 75219-3254
Witness: \[Witness\]
Date: 1/11/16
Parcel Address: 10106 104TH Robinson Road, Greer, SC 29651
Tax Map Number: S-24-00-048.00
Annexation Page 1 of 1
(See Attached Exhibits A, B & C)