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GREENWOOD COUNTY SC
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DEED
County: $660.00$15.00
State: $1,560.00
BOOK: 1664 PGS: 46 - 54

2

**Prepared by and after recording return to:**
**M. Kevin Garrison, Esq.**
**Robinson Gray Stepp & Laffitte, LLC**
**Post Office Box 11449**
**Columbia, SC 29211**

**DEED PREPARATION ONLY**

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| | | |
|---|---|---|
| **STATE OF SOUTH CAROLINA** | ) | |
| | ) | **TITLE TO REAL ESTATE** |
| **COUNTY OF GREENWOOD** | ) | **(Limited Warranty Deed)** |

**KNOW ALL MEN BY THESE PRESENTS**, that **MARGARET W. ADAMS** and **L. B. ADAMS, JR.**, as Joint Tenants, with rights of survivorship, and not as tenants in common ("**Grantors**"), in the State aforesaid, for and in consideration of the sum of **SIX HUNDRED THOUSAND AND NO/HUNDREDTHS ($600,000.00) DOLLARS** to the Grantors paid by **AMAZON.COM SERVICES LLC**, a Delaware limited liability company ("**Grantee**"), the receipt and legal sufficiency of which is hereby acknowledged, subject to the Permitted Exceptions as set forth and defined herein, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the Grantee, the following described property (collectively, the "**Premises**"):

> All that certain piece, parcel, or tract of land, together with any improvements located thereon, situate, lying and being in the Town of Ninety Six, in the County of Greenwood, in the State of South Carolina, being shown and designated as **LOT 1**, containing **23.539 ACRES**, more or less, on an ALTA/NSPS Land Title Survey for Amazon.com Services, LLC, Margaret W. Adams and L.B. Adams, Jr., as Joint Tenants, with rights of survivorship, and not as tenants in common & Chicago Title Insurance Company, prepared by Lawrence J. Whitaker, PLS, SC License No. 25754 for CESO, Inc., dated November 10, 2025, and recorded April 9, 2026, in the Office of the Register of Deeds for Greenwood County, SC, in **Plat Book 166, Page 62**; and having the boundaries and measurements as shown on said plat with reference made thereto as often as is necessary for a more complete and accurate legal description.
>
> This being a portion of the same property conveyed to L. B. Adams, Jr. and Margaret W. Adams by deed of Blue Bottle, LLC, dated June 12, 2020, recorded June 15, 2020, in Deed Book 1617, Page 3176.
>
> TMS No. 6895-643-129 (a portion of)

**Grantee's Address:** **410 Terry Avenue N**
**Seattle, WA 98109-5210**

This conveyance is made subject to 2026 ad valorem real property taxes and all subsequent years, and to all easements, covenants, restrictions and conditions of record or otherwise affecting the Premises, including but not limited to rights-of-way indicated by instruments or on any recorded plats of record, all other matters shown on plats of record, and to all applicable zoning and other land use regulations or restrictions of any political subdivision in which the Premises is situate set forth in **Exhibit A** attached hereto (collectively, the "**Permitted Exceptions**").

**TOGETHER WITH** all and singular, subject to the Exceptions contained herein, the rights, members, hereditaments and appurtenances to the Premises belonging to or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, subject to the Exceptions contained herein, all and singular the Premises before mentioned unto the Grantee, and the Grantee's successors and assigns, forever.

**AND** the Grantors do hereby bind themselves, and the Grantors' heirs, successors and assigns, to warrant and forever defend all and singular the said Premises, subject to the Exceptions contained herein, unto the Grantee and the Grantee's successors and assigns, against the Grantors and the Grantors' heirs, successors and assigns lawfully claiming or to claim the Premises, or any part thereof, but no others.

**[SIGNATURE PAGE TO FOLLOW]**

**WITNESS** the Hand and Seal of the Grantors this 15 day of **MARCH, 2026.**

**SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:**

Karen M. Kelly
**First Witness**

Kayla Cromer
**Second Witness / Notary Public**

Karen M. Kelly
**First Witness**

Kayla Cromer
**Second Witness / Notary Public**

**GRANTORS:**

Margaret W Adams (SEAL)
**MARGARET W. ADAMS**

Margaret W. Adams as agent and attorney-in-fact for L. B. Adams Jr. (SEAL)
**MARGARET W. ADAMS, AS AGENT AND ATTORNEY-IN-FACT FOR L. B. ADAMS, JR.**

STATE OF SOUTH CAROLINA )
)
COUNTY OF GREENWOOD )

**ACKNOWLEDGMENT**

On this 15 day of **MARCH, 2026**, before me personally came the within-named Grantors, **MARGARET W. ADAMS** and **L. B. ADAMS, JR.**, who acknowledged to me that they executed the foregoing instrument; and who are personally known to me, or who were proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instrument.

Kayla D. Cromer
(Signature of Notary Public)
Name: Kayla D. Cromer
Notary Public for the State of South Carolina
My Commission Expires: 9·24·30

**[AFFIX NOTARY STAMP OR SEAL BELOW]**

KAYLA D. CROMER
NOTARY
PUBLIC
My Comm. Exp. 09-24-2030
SOUTH CAROLINA

**EXHIBIT A**
**PERMITTED EXCEPTIONS**

**See Attached**

**PERMITTED EXCEPTIONS**

1. General Permit by L.B. Adams, to the Greenwood Telephone Company, dated October 17, 1950, and recorded October 25, 1950, in Book 90, Page 7.

2. General Permit by Greenwood Mills, to Greenwood Telephone Co. dated March 2, 1951, and recorded March 5, 1951, in Book 90, Page 81.

3. General Permit given by L. B. Adams to Greenwood Telephone Co., dated October 28, 1952, and recorded October 29, 1952, in Book 95, Page 72.

4. Deed includes title and interest, if any, in and to all property lying between the boundaries of the Land and the centerlines of any streets, roads or highways bounding the Land or any parts or portions thereof, as described in the Deed from Greenwood Mills, Inc., to Greenwood Timber, Inc., dated March 25, 1996, and recorded March 28, 1996, in Book 445, Page 192; subject to the "Permitted Exceptions" that were not attached to the recorded instrument.

5. Cross Easement Agreement by and between Farm Properties, LLC, and Greenwood Mills, Inc., dated March 21, 2003, and recorded July 23, 2003, in Book 795, Page 276.

6. All easements and matters of survey shown on a plat entitled "PLAT MADE AT THE REQUEST OF HERBERT ANDERSON, JR.", by Heaner Inc., dated June 23, 2003, and recorded July 23, 2003, in Book 120, Page 49, including but not limited to the following:

   a. Steamline Easement 0.59 acres; and

   b. Access Easement.

7. All easements and matters of survey shown on a Plat Made at the Request of Mill Properties of Greenwood LLC, by Hearner Inc., dated September 2, 2003, and recorded January 19, 2025, in Book 125, Page 24, including but not limited to the following:

   a. Southern Railroad Right of Way runs through the Land; and

   b. Property Lines 1' Outside Fence Line.

8. All easements and matters of survey shown on an ALTA/NSPS Land Title Survey for Amazon.com Services, LLC, Margaret W. Adams and L.B. Adams, Jr., as Joint Tenants, with rights of survivorship, and not as tenants in common & Chicago Title Insurance Company, prepared by Lawrence J. Whitaker, PLS, SC License No. 25754 for CESO, Inc., dated November 10, 2025, and recorded , 2026, in Plat Book . Page , as follows:

   a. Rights of others in and to a drainage Ditch;

   b. Storm Water Line and Damaged Storm Structure;

   c. Grant of Easement to Carolina Pipeline Company (DB 223, PG 94) and Underground Gas Line;

   d. Access Easement (PB 120, PG 49);

   e. Property Line 1'+ outside chainlink fence;

   f. Gravel Drive;

g. Streamline Easement 9PB 120, PG 49);

h. Sanitary Sewer Line.

| | | |
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| **STATE OF SOUTH CAROLINA** | ) | |
| | ) | **AFFIDAVIT FOR TAXABLE OR** |
| **COUNTY OF GREENWOOD** | ) | **EXEMPT TRANSFERS** |

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

i) I have read the information on this affidavit and I understand such information.

ii) The property being transferred is located near **Ninety-Six, South Carolina,** bearing **Greenwood County Tax Map Number 6895-643-129 (a portion of)**, was transferred by **Margaret W. Adams** and **L.B. Adams, Jr.** to **Amazon.com Services LLC** on **March _15_, 2026**.

iii) 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): ______________________________________________________________________________________________________
(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 ____.

iv) 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 **$600,000.00**.

(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 $______.

v) Check Yes ____ or No _X_ 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. (This includes, pursuant to Code Section 12-59-140(e)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer). If "Yes," the amount of the outstanding balance of this lien or encumbrance is $_______.

vi) The deed recording fee is computed as follows:

| | | | |
|---|---|---|---|
| (a) | Place the amount listed in Item 4 above here: | $ | 600,000.00 |
| (b) | Place the amount listed in Item 5 above here: (If no amount is listed, place zero here). | $ | 0.00 |
| (c) | Subtract Line 6(b) from Line 6(a) and place result here: | $ | 600,000.00 |

vii) The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is **$2,220.00**.

viii) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as **Seller**.

ix) 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 imprisonment not more than one year or both.

**Responsible Person Connected with the Transaction**

Margaret W. Adams (SEAL)
**MARGARET W. ADAMS**

**SWORN** to before me this 15 day of **MARCH, 2026**.

Kayla D. Cromer
Notary Public for the State of South Carolina
My Commission Expires: 9·24·30

KAYLA D. CROMER
NOTARY PUBLIC
My Comm. Exp. 09-24-2030
SOUTH CAROLINA

## 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. (This includes, pursuant to Code Section 12-59-140(e)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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 or 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 the 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 from another corporation, a partnership, or trust;
(9) transferring realty from a family partnership 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;
(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 179 (a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act;
(16) assigning, transferring, or releasing real property to the distributee of an estate, whether by instrument or deed of distribution, pursuant to Section 62-3-907 as evidence of the distributee's title;
(17) transferring, real property from a trust to a trust distributee upon the trust settlor's death, pursuant to the trust terms, if a deed of distribution would be the appropriate instrument to transfer the subject property if the property were part of the decedent's probate estate.