

LINE TABLE		
LINE	LENGTH	BEARING
L1	88.00	N 16°23'05" W
L2	33.18	N 85°19'05" E
L3	33.09	N 81°10'35" E
L4	24.78	N 73°17'25" E
L5	150.82	N 16°08'21" E
L6	178.39	N 14°24'37" E
L10	22.02	N 70°47'21" E

LEXINGTON COUNTY  
PLANNING COMMISSION  
JUN 11 2015  
*J. J. J.*

TOTAL AREA SHOWN= 218.01 ACRES  
94.60 ACRES IN CALHOUN COUNTY  
(TMS #007-00-01-033) AND  
123.42 ACRES IN LEXINGTON COUNTY  
(TMS #012000-02-014)

<b>REVISIONS</b> <table><tr><th>No.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		No.	DATE	DESCRIPTION																															<b>PLAT</b> PREPARED FOR <b>DE MING WANG &amp; BI XIANG HUANG</b> LEXINGTON COUNTY and CALHOUN COUNTY, NEAR SWANSEA, S.C.  NOTE TOTAL AREA SHOWN= 218.01 ACRES  SCALE: 1" = 200' TAX MAP NUMBER: LEXINGTON 012000-02-014, CALHOUN 007-00-01-033 BOOK: Y52-1 CNC: 16 SP: 300 NO.: 16 PROJ: Set32-01.dwg BY: 20		<b>CERTIFICATION:</b> I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveyors in South Carolina, and meets or exceeds the requirements for a Class B survey as defined therein, and there are no title encumbrances or projections other than those shown.  LAND SURVEYOR NO. 24278 GAIL L. DINKINS, JR.  <b>REFERENCES:</b> 1) PLAT OF TRACT OF LAND SURVEYED AT THE REQUEST OF MR. L.O. RAST, BY JOHN K. DAVIS, DATED DECEMBER 9, 1883 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LEXINGTON COUNTY IN PLAT BOOK 64, PAGE 90. 2) PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, DOCKET NO. 32-381; RD. NO. 85; SHEETS 6 & 9 OF 31. 3) PLAT AND DEED REFERENCES AS SHOWN ON ADJACENT PROPERTIES (RECORDED AT CALHOUN AND LEXINGTON COUNTY REGISTER OF DEEDS). 4) SUBDIVISION PLAT PREPARED FOR RANDALL G. WATTS & SERRENA L. WATTS, BY COX AND DINKINS, INC., DATED MAY 21, 2012, REVISED ON NOVEMBER 28, 2012.  <b>NOTES:</b> 1) THE LOCATION OF OTHER UNDERGROUND UTILITIES AND SERVICES ARE UNKNOWN. 2) THE APPROXIMATE LOCATION OF THE COUNTY LINE SHOWN WAS SCALED FROM LEXINGTON COUNTY AND CALHOUN COUNTY TAX MAPS. 3) THE TOTAL AREA SURVEYED IS EQUAL TO 218.01 ACRES AND IS COMPOSED OF 94.60 ACRES IN CALHOUN COUNTY (TMS #007-00-01-033) AND 123.42 ACRES IN LEXINGTON COUNTY (TMS #012000-02-014).
No.	DATE	DESCRIPTION																																			

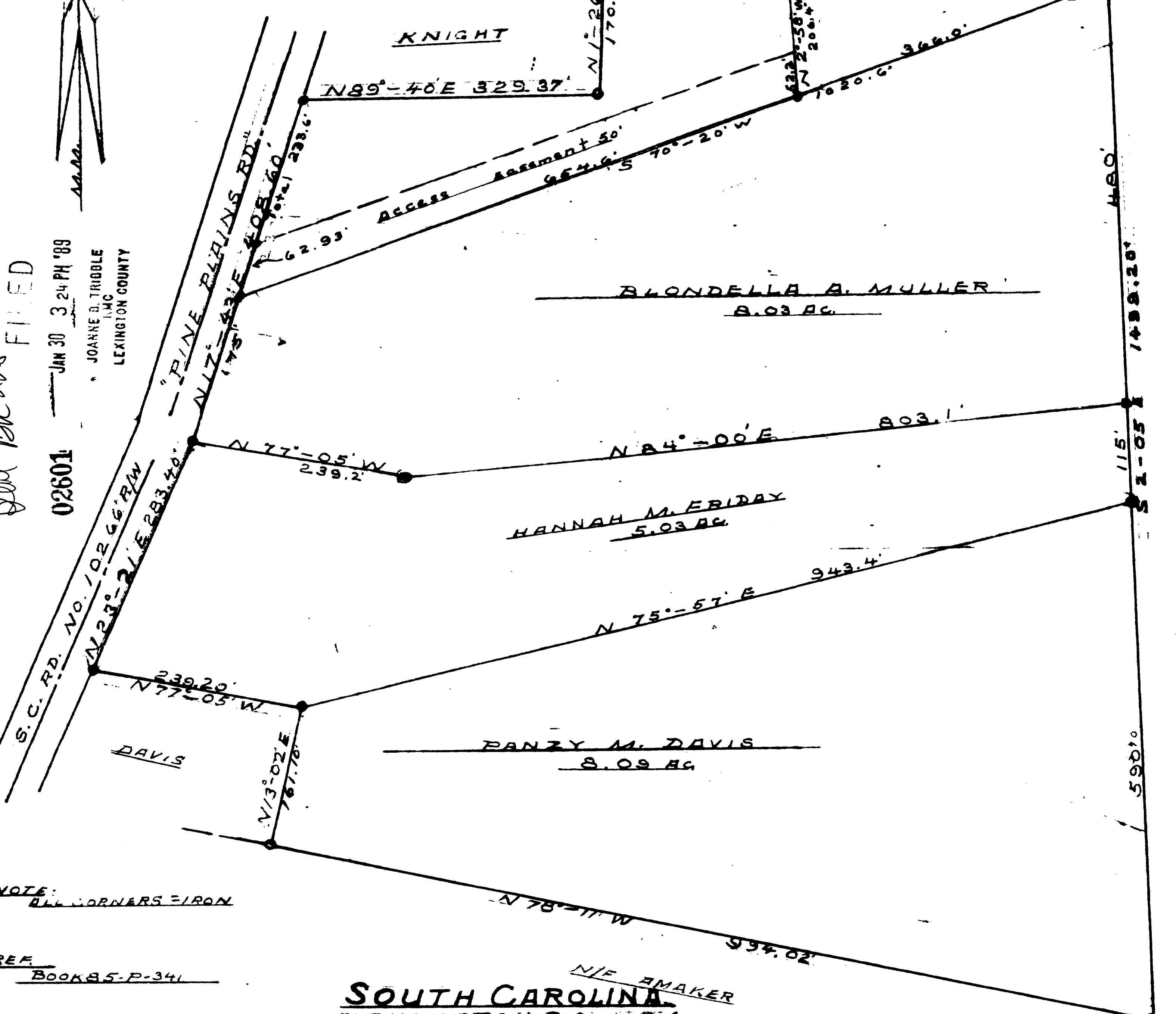
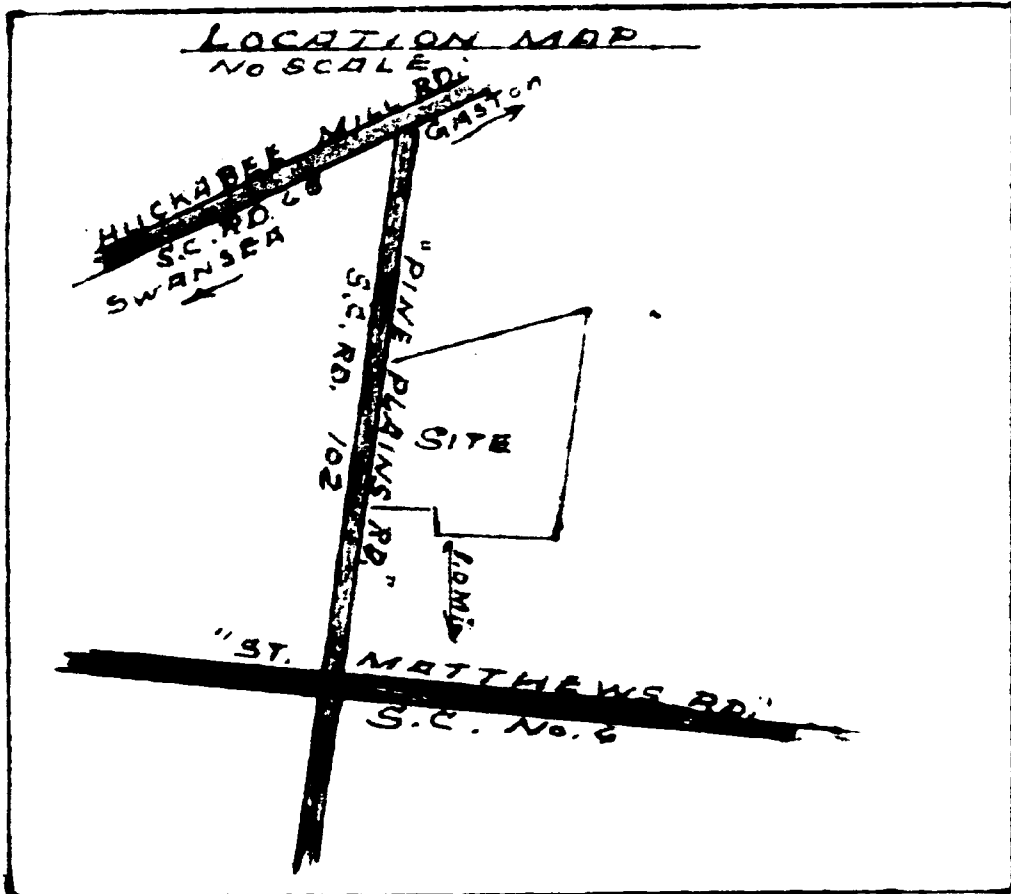
2015062517 FILED, RECORDED, INDEXED  
06/11/2015 08:07:21:798  
REC FEE: \$10.00 ST FEE: \$9.00  
CD FEE: \$8.00 Pages: 1  
Lexington County R.O.D. Debra H. Gunter  
PLAT OVERSIZED Bk:Pg 17636:232





SCALE: 1" = 100'

N



02601  
JAN 30 3 24 PM '89  
JOANNE B. TRIGGLE  
JMC  
LEXINGTON COUNTY

NOTE: ALL CORNERS = IRON

REF. BOOK 85-P-341

**SOUTH CAROLINA  
LEXINGTON COUNTY  
SCHOOL DIST. NO. 4**

**PLAT OF PROPERTY LOCATED  
TWO & ONE HALF MILES NORTHEAST  
OF SWANSEA  
PREPARED FOR  
ETHEL M. MULLER**

I HEREBY CERTIFY THAT THE RATIO  
OF PERCISION OF THE FIELD SURVEY  
IS 1/9000 AS SHOWN HEREON  
AND THE AREA WAS COMPLETED BY  
DMD METHOD

LEXINGTON COUNTY  
PLANNING COMMISSION  
JAN 23 1989

*Barbara White*

I CERTIFY THAT THIS PROPERTY IS NOT  
LOCATED IN A FLOOD HAZARD AREA

I HEREBY CERTIFY THAT THE MEASUREMENTS  
AS SHOWN ABOVE ARE CORRECT AND THERE  
ARE NO ENCROACHMENTS OR OVER HANGS  
OTHER THAN SHOWN

MAY 2ND, 1988

*John H. Davis, R.L.S. NO. 519*  
PO BOX 253, SWANSEA, SC. 29160

Page 167

Page 167

REFERENCE PLAT BOOK 228G, PG. 167



7.2

3.

MENT

1950-1-14

JAMES  
B. LIVINGSTON  
DOB. 1621, P. 195  
11N. = 2 MI.  
VICINITY MI.

1/2" REBAR,  
FOUND  
ON GUESS  
REBAR

U  
Z  
T  
Z  
U

1/2" REBAR.  
FOUND.  
MARION GUESS  
PLAT No 1244 DEED BK

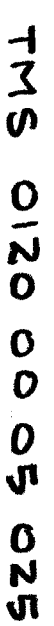
**PLAT OF:**

THOMAS L. MARTIN

10.8.10 ff

**W.J. WESTBURY AND ASSOCIATES**  
POB 1102, ORANGEBURG, S.C. 29116 (803) 739-0320

Scale: 1 in. = 100 ft.

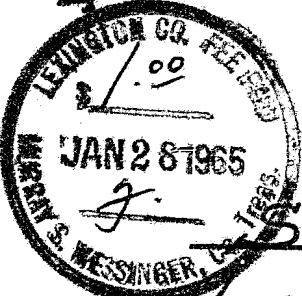
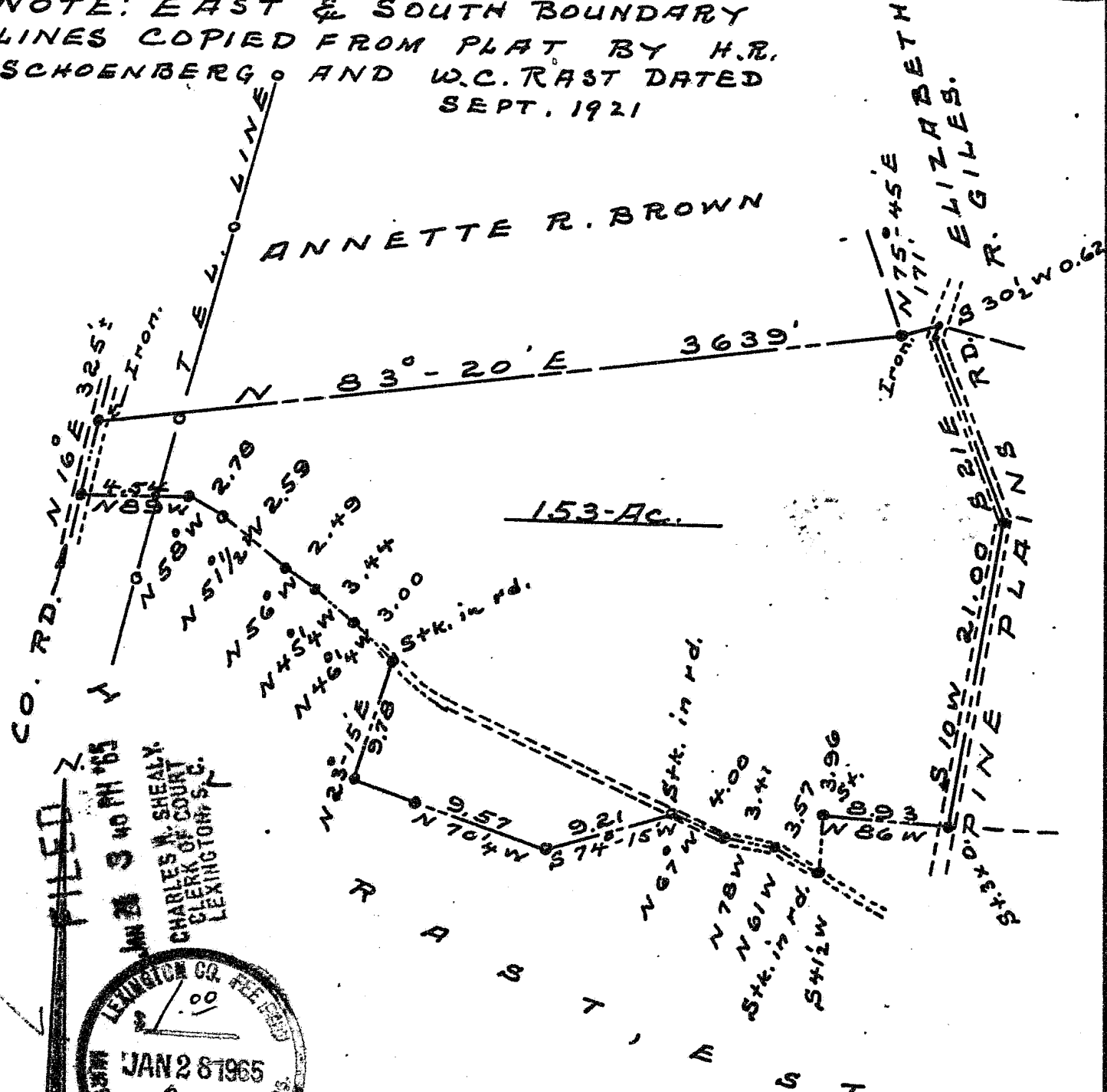


RATIO OF PRECISION: 1' IN 98,040' WAB

LEXINGTON COUNTY  
PLANNING COMMISSION  
DEC 30 2013  
*P. C. Murray*



NOTE: EAST & SOUTH BOUNDARY  
LINES COPIED FROM PLAT BY H.R.  
SCHOENBERG AND W.C. RAST DATED  
SEPT. 1921



South Carolina  
Lexington County

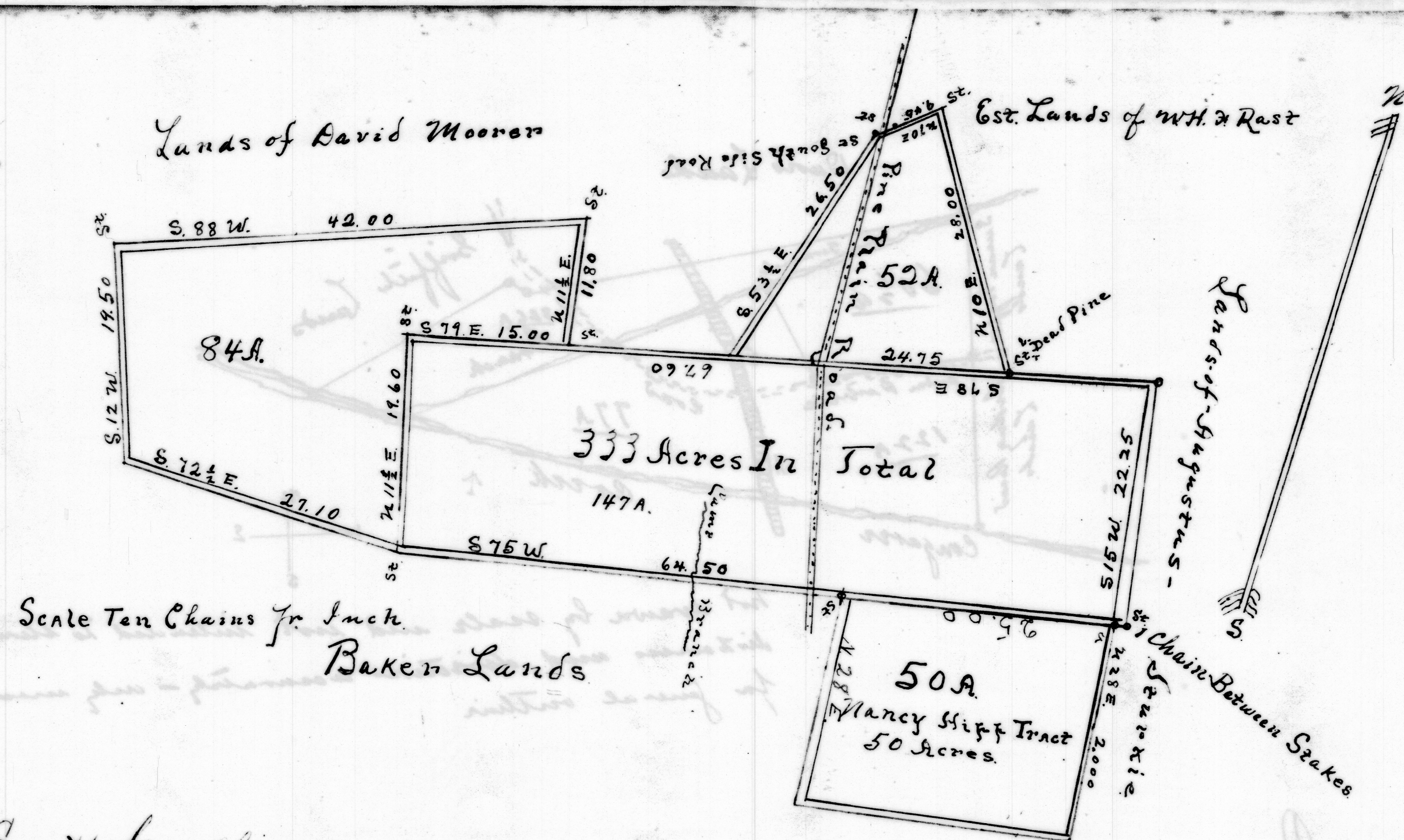
Plat of property located  
two miles northeast of Swansea.  
Surveyed at the request of  
Mrs. Mathryn R. Williams

Jan. 22 - 1964. John H. Davis, R.L.S.

Recorded this 20 day of January A.D., 1965 at 3:40 P.M.  
CHARLES R. SHEALY, G. C. & P. & S.







South Carolina,  
Lexington County.

The above plat properly represents several tracts of land now owned by M. J. Ruckel and which are copies from plats made by W. H. F. Rast for different parties. It now included in this consolidated plat, and which aggregate (333) Three Hundred and Thirty Three Acres.

This plat made by request of said M. J. Ruckel the 3rd. day of June, 1915.

W. J. Kriette,  
Surveyor

Recorded September 2, 1915, Cyrus L. Shealy, c. c. p. & l. s. o. a.





I HAVE GRAPHICALLY DETERMINED FROM THE FEDERAL EMERGENCY INSURANCE RATE MAP; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE. A,B, OR V.  
F.I.R.M. COMMUNITY PANEL NO. 45063-C 0415G DATE: FEBRUARY 09,2000

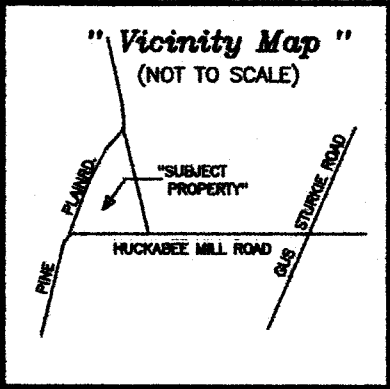
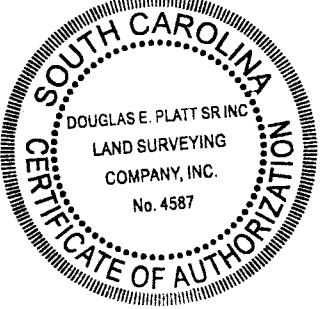
" Line Table "

COURSE	BEARING	DISTANCE
L-1	N 16°23'39"W	66.12'
L-2	N 68°11'23"E	56.38'
L-3	S 55°10'36"E	14.92'
L-4	N 56°27'34"E	42.46'
L-5	S 14°28'50"W	146.75'
L-6	S 35°23'48"W	110.38'
L-7	S 31°42'29"W	52.69'
L-8	S 18°34'20"W	51.45'
L-9	S 77°00'35"W	13.16'

NOTE: THIS SURVEY IS SUBJECT TO ANY INFORMATION THAT MAY BE REVEALED OR DISCOVERED DURING A COMPLETE TITLE SEARCH.

" LEGEND "  
I.P.F. = IRON PIN FOUND  
I.P.S. = IRON PIN SET  
NOTE: UNLABELED PROPERTY CORNERS ARE:  
1/2" REBAR'S & 5/8" REBAR'S  
PP = POWER POLE

NOTE:  
NEW 1/2" REBAR'S SET ON PINE PLAIN ROAD, 15' FROM C/L, BANK TO BANK RIGHT OF WAY.



2013019565 FILED, RECORDED, INDEXED  
04/23/2013 08:21:55:380  
REC FEE: \$10.00 ST FEE: \$0.00  
CD FEE: \$0.00 Pages: 1  
Lexington County R.O.D. Debra M. Gunter  
PLAT OVERSIZED Bk:Pg 16227:109

LEXINGTON COUNTY  
PLANNING COMMISSION  
APR 23 2013

Final Plat Prepared For  
**RUBY JOURDAIN**

DATE= MARCH 29,2013  
SCALE 1"=200'

LEXINGTON COUNTY, NEAR SWANSEA,S.C.

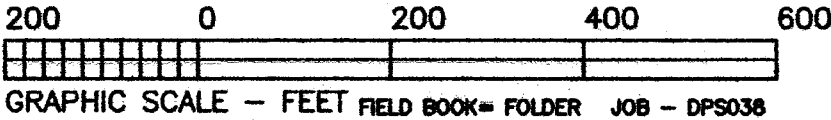
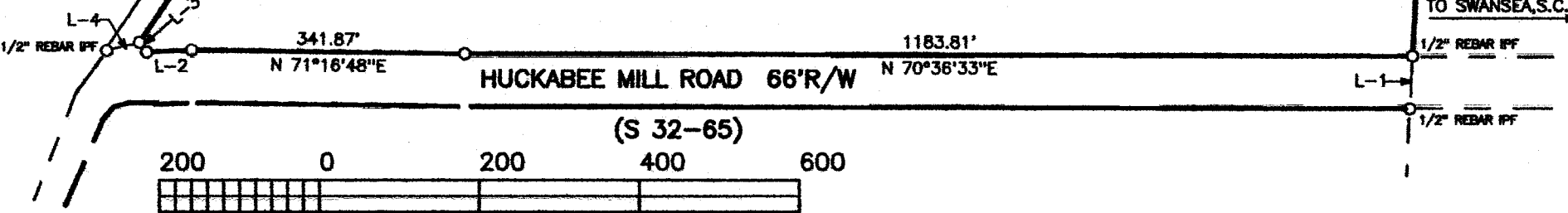
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

TAX MAP NO. PORT. OF, 012000-02-014  
DEED BOOK 15980, PG.96  
PLAT BOOK 15980, PG.95

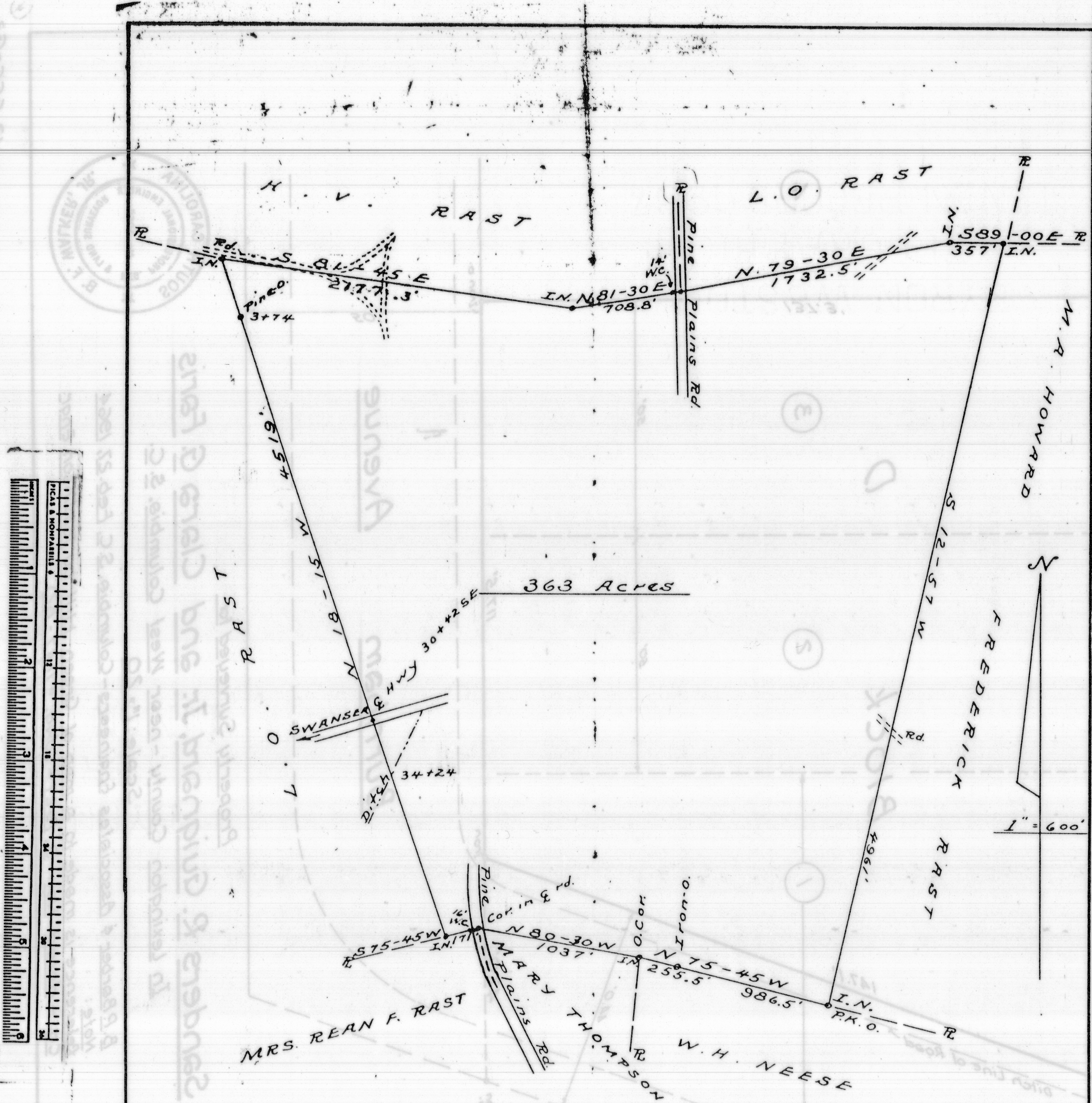
PLAT REFERENCE;  
THE SAME BEING SHOWN AS PORTION OF, 328.64 ACRES ON A PLAT FOR, RANDALL G. WATTS & SEBRENIA L. WATTS BY COX AND DINKINS, INC. DATED MAY 21, 2012.

*Douglas E. Platt, Sr.*  
**Douglas E. Platt, Sr., Inc.**  
S.C.P.L.S. NO.4041  
345 GLENN ROAD  
WEST COLUMBIA, S.C. 29172  
PHONE & FAX= 803-796-0874  
E-MAIL: plattsurvey@yahoo.com

**32.47 Acres**







STATE of S.C.  
LEXINGTON COUNTY

The above plat represents  
a tract of land which I have  
surveyed at the request of  
MR. L.O. RAST.

Dec. 9<sup>th</sup>, 1953

John K. Davis, C.E.

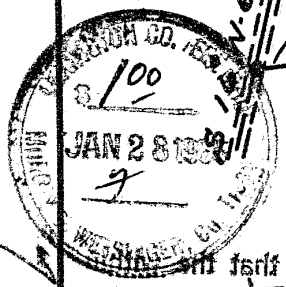
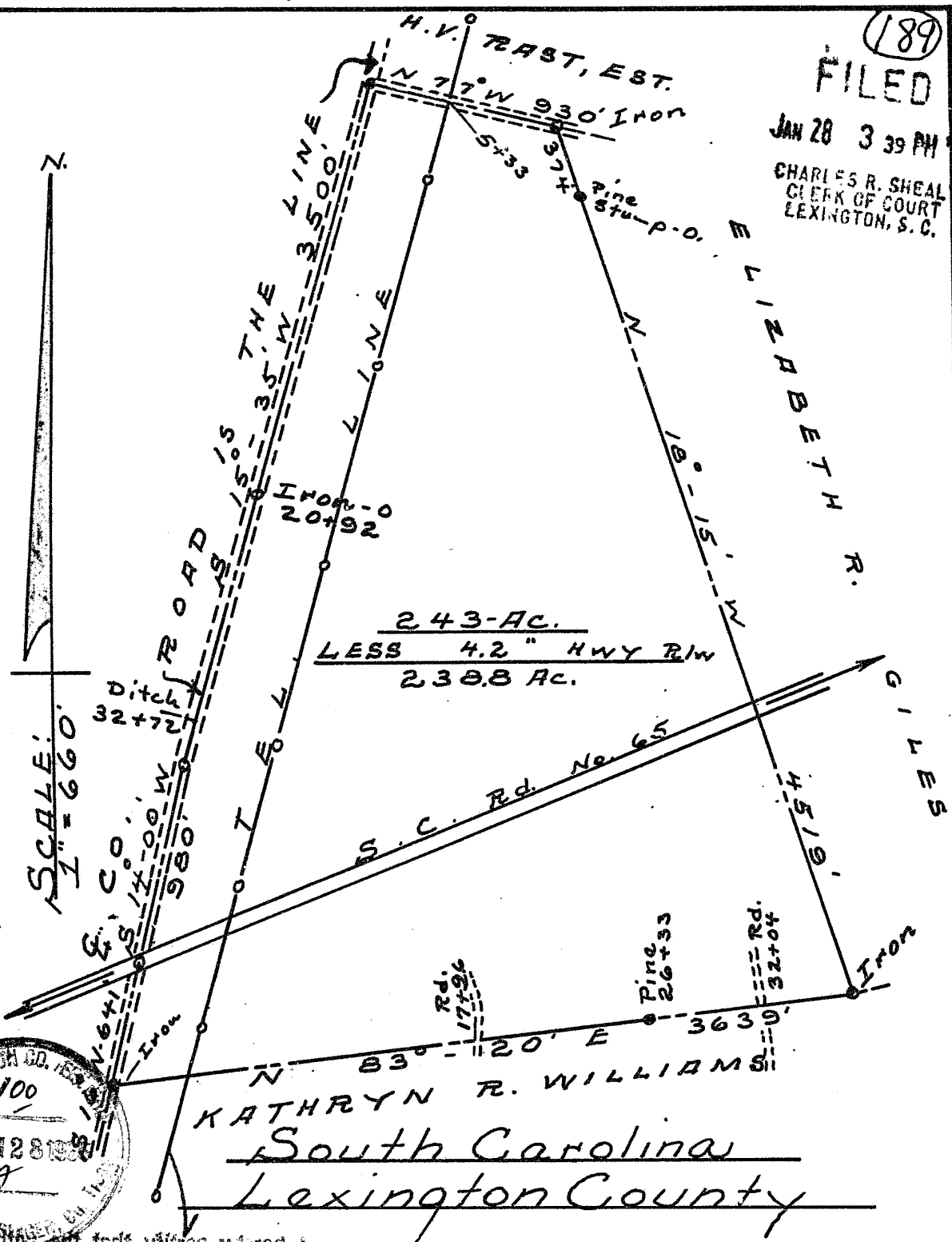


189

FILED

JAN 28 3 39 PM '65

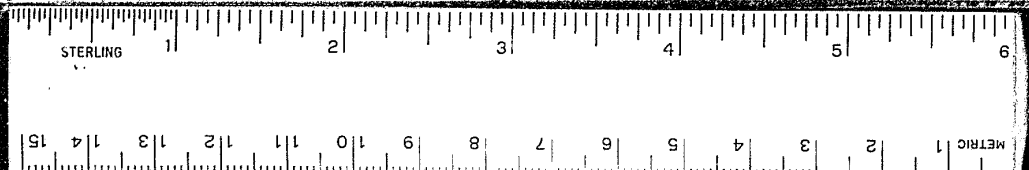
CHARLES R. SHEALY  
CLERK OF COURT  
LEXINGTON, S. C.

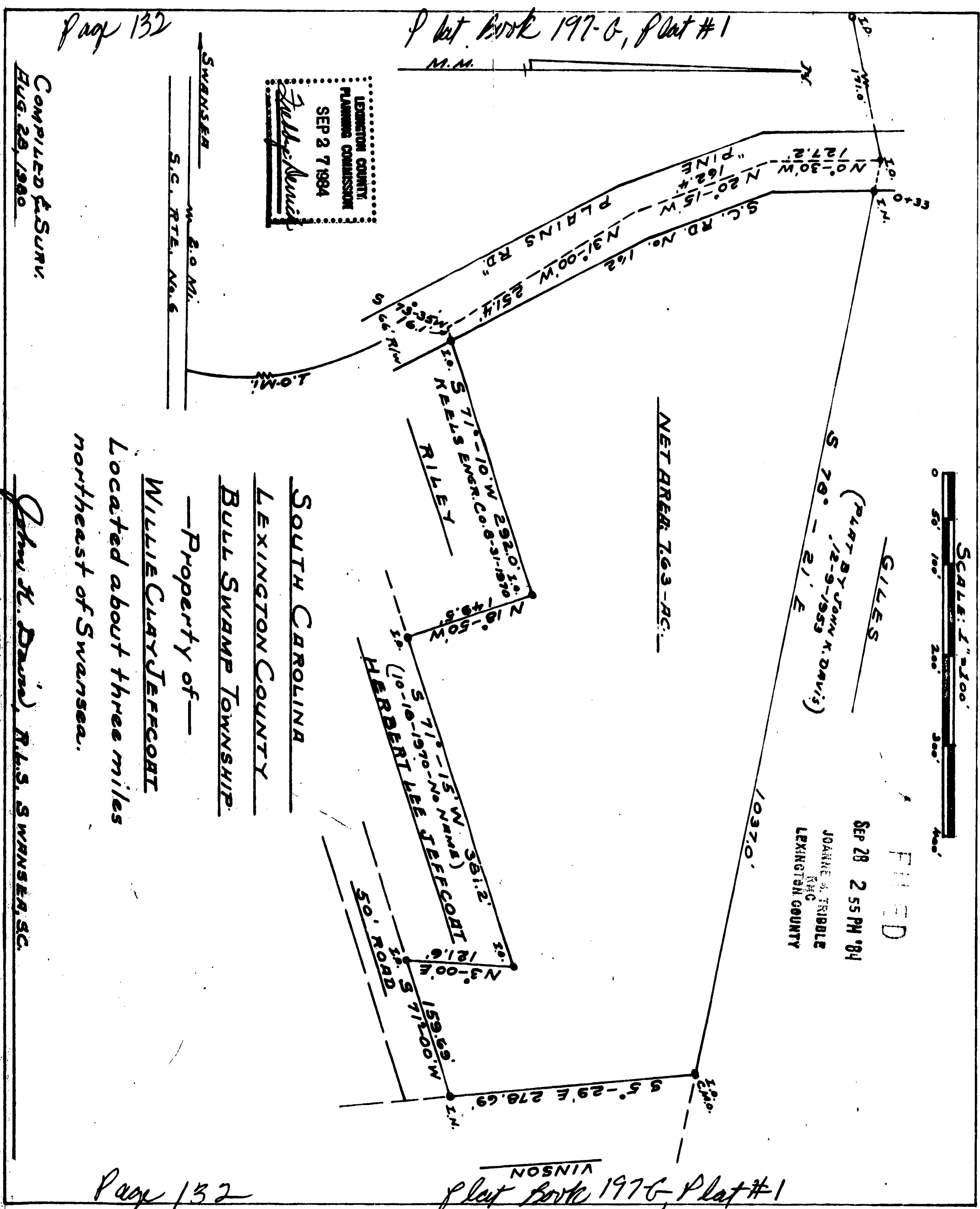


Part of property located two miles  
northwest of Swansea. Surveyed  
at the request of:  
Mrs. Annette R. Brown.

Jan. 23, 1965

Recorded this day of January 1965 at 3:39 P.M.  
Charles R. Shealy, C.E.





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Part Book 197-G, Part #1

COMPILED & SURV.  
Aug. 28, 1960

Aug. 28, 1960

John H. Davis, P.L.S. SWANSEA, SC.

Page 132

NOSNIA  
Plot Book 1976, Plat #1



FILED

APR 3 3 42 PM '70

CHARLES F. SHEALY  
CLERK OF COURT  
LEXINGTON, S. C.

MRS. LOUISE S. HENRY

SCALE 1" = 400' A.

HENRY

MYRTLE R

MOORE  
WILIAM

Recorded this 3rd day of April  
AD. 1970 at 3:42 P.M.  
CHARLES F. SHEALY, C. C. R. P. & G. S.

PUBLIC CO ROAD

COUNTY ROAD

MYRTLE R

PLAT APPROVED FOR  
AREA AND CLOSEST  
APR 1 1970

South Carolina  
Lexington County

Plat of lands located about four  
miles north of Swansea, surveyed  
at the request of Mr. Charles L. Rust.  
May 29, 1957

John K. Davis, L.S.

95

Independence of the United States of America.

Signed, sealed and delivered  
in the presence of

J. B. Edwards  
H. L. Derrick

Herbert V. Rast (Seal)

STATE OF SOUTH CAROLINA,  
Lexington County.

PERSONALLY appeared before me J. B. Edwards and made oath that he saw the within named Herbert V. Rast sign, seal and, as his act and deed, deliver the within written Deed for the uses and purposes herein mentioned, and that he, with H. L. Derrick witnessed the execution thereof.

SWORN to before me this 22nd  
day of May 1922.

H. L. Derrick (L.S.)  
N. P. for S. C.

J. B. Edwards

Recorded this the 6th day of June, A. D. 1922.... H. L. Harman, C.C.C.P. & G.S.

W. Carlisle Rast )

to : Title to Real Estate.

Herbert V. Rast. )

State of South Carolina,

County of Lexington.

KNOW ALL MEN BY THESE PRESENTS, That I, W. Carlisle Rast, of Lexington County, in the State aforesaid, for and in consideration of the sum of Five Dollars and other valuable considerations to me paid by Herbert V. Rast, of Lexington County in the State aforesaid, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Herbert V. Rast, all my right, title, interest and estate derived unto me under the will of my father W. H. F. Rast, duly recorded in the Judge of Probates office for Lexington County, and all and any other my right, title, interest and estate of, in, and to the following:-

(1) All that tract, parcel or piece of land situate, lying and being in Platt Springs Township, county and state aforesaid, known as the W. H. F. Rast Spigener Place, and containing two hundred fourteen acres, more or less, and bounded as follows: north by lands of S. H. Ott and A. G. Sturkie, east by lands of W. I. and May Rutte and of D. A. Meerer, south by lands of W. H. Rast and the W. H. F. Rast Home Place, west by lands of the J. L. Johnson estate and of Mrs. Anna Rucker, (Division Plat number one)

(2) All that tract, parcel or piece of land situate, lying and being in Platt Springs and Bull Swamp Townships, county aforesaid, containing one hundred ninety five and 8/10 acres, more or less, and being the southern half or portion of the W. H. F. Rast Six Perks Place, which southern half or portion was allotted to my brother Herbert V. Rast in the division of said Six Perks Place, shown on Division Plat number three of the W. H. F. Rast estate, boundaries are as follows: north by the northern half or portion of the W. H. F. Rast Six Perks Place, east by the Pine Plains Road, south by lands of W. T. Brecker and of Fred Lykes, west by lands of J. M. Rast and of Lee Long.

(3) All that parcel, piece or tract of land situate, lying and being in Bull Swamp Township, county and state aforesaid, known as the W. H. F. Rast Orchard Place, and containing one hundred three and 35/100 acres, more or less, and bounded as follows: north by lands of F. S. Rutte, east by lands of G. P. Mack, south by lands of C. J. Rucker and J. F. Culclasure west by lands of Ben Neese; boundaries designated on division plat number two of the W. H. F. Rast estate.

(4) All that lot, tract or parcel of land situate, lying and being in the town of Swansea, county and state aforesaid, designated on the map of the said Town of Swansea, recorded in the clerk of court's office for Lexington County, in Book NN, pp. 638-9, as the southwest quarter of block number thirty six, and being bounded as follows: north by Mrs. Lizzie Rast for one hundred fifty feet, east by Sim Hall for one hundred fifty feet on the south by Lady Street one hundred fifty feet, on the west by Bartow Avenue one hundred fifty feet.

(5) All that lot, tract or parcel of land situate, lying and being in the town of Swansea, state and county aforesaid, designated on the map referred to in section four above as the western half of block number fourteen, and bounded as follows: north by Oak Street for one hundred fifty feet, east by Mrs. Lizzie Rast for three hundred feet, south by First Street for one hundred fifty feet, west by Brecken Avenue for three hundred feet,

(6) All these lots, tracts or parcels of land situate, lying and being in the town of Swansea, state and county aforesaid, designated on the map referred to in section four above as lots numbers three, four, and five in block number five, and bounded as follows: north by lot number three on block number five for one hundred ten feet, east by an alley for one hundred eight feet, south by lands of W. H. Rast for one hundred ten feet, west by Cardiff Avenue for one hundred eight feet.

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 premises before mentioned unto the said Herbert V. Rast, his Heirs and Assigns forever.

And I do hereby bind myself and my heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Herbert V. Rast, his Heirs and Assigns, against me and my Heirs, assigns and any other person of persons lawfully

Document prepared by:  
The Dooley Law Firm, P.A.,  
218 East Main Street,  
Lexington, SC 29072

NO TITLE INVESTIGATION / DOC. PREP. ONLY

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS THAT

**WENDY H.W. WANG AND CAI GUANG OU**

(hereinafter referred to as Grantors), in the State aforesaid, for and in consideration of the sum of **\$5.00 AND ASSUMPTION OF A DEBT SECURED BY A MORTGAGE ON THE BELOW DESCRIBED REAL PROPERTY RECORDED IN THE LEXINGTON COUNTY REGISTER OF DEEDS IN BOOK 18794 AT PAGE 127, RE-RECORDED IN BOOK 19070 AT PAGE 128 WITH AN APPROXIMATE CURRENT OUTSTANDING BALANCE OF \$316,792.93** paid to the Grantors, receipt and sufficiency of which is hereby acknowledged at or before the sealing of these presents by

**STEVEN OU AND KEVIN OU**

(hereinafter referred to as Grantees), have granted, bargained, sold, and released and by these presents do grant, bargain, sell, and release unto the said Grantees, and the Grantees' heirs and assigns forever, the following described real property to-wit:

All that certain tract of land, with improvements thereon, situate in Platt Springs Township, County of Lexington, State of South Carolina, containing Two Hundred Forty-Three (243) Acres, more or less. Said property is situate approximately two and one-half (2.5) miles northeast of the Town of Swansea on the Huckabee Mill Road, and is known as the "W.R.F. Rest Home Place" and being bounded, now or formerly as follows: On the North by lands of H.V. Rest; on the East by lands of L.O. Rest; on the South by lands of W.C. Rest, or Rean F. Rest; and on the West by lands of the Estate of J. L. Johnson and lands of J.M. Rest.

**LESS AND EXCEPTING:**

ALL that certain tract of land, with improvements thereon, situate in Platt Springs Township, County of Lexington, State of South Carolina, approximately two and one-half (2.5) miles northeast of the town of Swansea, containing two and five hundred and thirty-five thousandths (2.535) acres, more or less and being shown as Tract Two, Santee-Cooper Substation, on Plat entitled "Simple Split Plat of Wendy H.W. Wang & Cai Guang Ou Gunsight Solar Site" prepared by Atwell, LLC, dated June 22, 2022 and recorded on October 6, 2022 with the Lexington County Register of Deeds Office in Book 21029, Page 4520.

Derivation: This being the remainder of the property conveyed to the Grantors by Deed of Sheila B. McLendon and Elizabeth Goodson Brown recorded in the Lexington County Register of Deeds on Nov. 4, 2016 in Book 18794 at Page 122.



TMS #: 012000-02-015 & 012000-02-209

Grantees' Address: 535 Laswell Ave., San Jose, CA 95128

This conveyance is made subject to all conditions, covenants, easements, restrictions, and rights-of-way indicated by instruments of record, including plats, and to all applicable zoning or other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TOGETHER, with all the singular 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 Grantees hereinabove named and the Grantees' Heirs, Successors, and Assigns forever.

AND the Grantors do hereby bind the Grantors and the Grantors' Heirs, Successors Executors, Administrators, and Assigns to warrant and forever defend all and singular the said premises unto the Grantees and the Grantees' heirs, successors, and assigns forever against the Grantors and the Grantors' heirs, successors, and assigns forever and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS, the Grantors' hands and seals this 30<sup>th</sup> day of October, in the year of our Lord, 2023.

Signed, sealed, and delivered in the presence of:

Hak Chi Wong  
Witness #1

Mei Lu Sim  
Witness #2

Wendy H. W. Wang  
Wendy H. W. Wang

Cai Guang Ou  
Cai Guang Ou

STATE OF New York )  
COUNTY OF Kings )

ACKNOWLEDGMENT

I, a Notary Public for the State of New York, do hereby certify that the above named parties personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30<sup>th</sup> day of October, 2023.

MUWANG ZHENG  
Notary Public, State of New York  
No. 01ZH6353508  
Qualified in Kings County  
My Commission Expires January 30, 2025

MZ  
Notary Public for State of New York  
My Commission Expires: January 30, 2025  
[Notary, please affix seal]

STATE OF SOUTH CAROLINA )  
COUNTY OF LEXINGTON )

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 bearing Lexington County Tax Map Number(S) 012000-02-015 & 012000-02-209 transferred by Grantor(s) to Grantee(s) on Oct. 30, 2023.
3. Check one of the following: The deed is
  - (a) X 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: \_\_\_\_\_  
(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) X the fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$316,792.93
  - (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 purpose which is \$ \_\_\_\_\_
5. (check one) Yes X 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: \$316,792.93
6. The deed recording fee is computed as follows:
  - (a) place the amount listed in item 4 above here: \$316,792.93
  - (b) place the amount listed in item 5 above here: \$316,792.93
  - (c) subtract Line 6(b) from Line 6 (a) and place result here: \$ 0.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00
8. As required by SC Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors
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 not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 30<sup>th</sup>  
day of October, 2023

MZ  
Notary Public for State of New York  
My Commission Expires: January 30, 2025  
[Notary, please affix seal]  
INFORMATION

Wendy H W Wang  
Wendy H. W. Wang

Cai Guang Ou  
Cai Guang Ou

**MUWANG ZHENG**  
Notary Public, State of New York  
No. 01ZH6353508  
Qualified in Kings County  
My Commission Expires January 30, 2025

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 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.