

Annexation Ordinance No. 2022 - 006
100 Percent Petition Method
9.89 acres Pelzer Historical Cemetery

WHEREAS, a proper petition has been filed with the Town of Williamston by 100 percent of the representatives of which owns 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the Town of Pelzer under the provisions of S.C. Code Section 5-3-150 (3); and the property described herein is owned by what is now known as the Pelzer Heritage Commission, and;

WHEREAS, it appears to Council that annexation would be in the best interest of the property owners and the Town of Pelzer;

WHEREAS, the Town desires to the annex property into the town that enhances both the present and further development of the town, and;

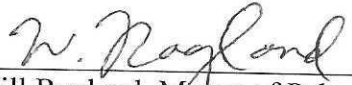
WHEREAS, the legal description of the property in questions is:

All that certain property containing 9.89 acres located on Woodcock Road, Pelzer, South Carolina, known at the "The Pelzer Historical Cemetery" and owned by the Pelzer Heritage Commission.

This property is indexed under Anderson County TMS# 243-00-06-020.

The physical address is Woodcock Road, Pelzer, South Carolina and is owned by the "The Pelzer Historical Commission."

NOW THEREFORE, be it **Ordained** by the Mayor and Council of the Town of Pelzer this 21st day of June 2022, that the property herein described is hereby annexed to and become a party of the Town of Pelzer effective immediately.



Will Ragland, Mayor of Pelzer



Town Clerk

APPROVED AS TO FORM:



City Attorney

1st reading: June 14, 2022

2nd reading: June 21, 2022

2022-006

100 Percent Petition Form

To the Mayor and Council of the Town of Pelzer, South Carolina

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached map, hereby petition for annexation of said territory to the Town of Pelzer by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

9.89 Acres located on Woolcock Road, Pelzer, SC known as the "The Pelzer Historical Cemetery" and owned by the Pelzer Heritage Commission

The property is designated as follows on the County tax Maps:

TMS # 2430006020

Signature	Street Address, Town	Date
<u>Dianne Lollis</u>	<u>320 Maxcy Dr Belton, SC</u>	<u>5/22/2022</u>
Signature	Street Address, Town	Date
<u>Larry Coker</u>	<u>872 Cooley Bridge Rd, Pelzer, SC</u>	<u>5/23/22</u>

For Municipal Use:

Petition received by: _____ Date: _____

Description of Ownership verified by: _____

Recommendation: _____

By: _____ Date: _____

STATE OF SOUTH CAROLINA)

COUNTY OF ANDERSON)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **the Pine Lawn Cemetery Association** (hereinafter, whether one or more, called Grantor) for and in consideration of the sum of \$1.00 paid to it by **the Pelzer Heritage Commission**, (hereinafter, whether one or more called Grantee) the receipt of which is acknowledged, has remised, released and forever quit-claimed and by this deed does remise, release and forever quit-claim to Grantee the following described property:

SEE ATTACHED EXHIBIT A

TMS Number: *portion of 243-00-06-003*Grantee's Address: *P.O. Box 627, Pelzer, SC 29669*

The premises are granted together with all the rights, members, hereditaments and appurtenances belonging or in any wise incident or appertaining to them.

To have and to hold the premises mentioned above to Grantee, their heirs and assigns, forever; so that neither Grantor nor its successors nor any other person or persons claiming by, through or under it or them shall at any time, by any ways or means have, claim or demand any right or title to the above-mentioned premises or appurtenances, or any part or parcel of them, forever.

Grantor has caused this document to be executed in its name by its duly authorized officer this 11th day of April, 2014.

Steve Hopkins (Seal)
PINE LAWN CEMETERY ASSOCIATION
By: Steve Hopkins, President

Signed, Sealed and Delivered in the Presence of:

Dale W. Johnson (Seal)
D. J. W. J. (Seal)

STATE OF SOUTH CAROLINA)

COUNTY OF ANDERSON)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s) he saw the within named Grantor sign, seal and as Grantor's act and deed, did deliver the within deed, and that (s) he with the other witness whose name is subscribed above witnessed the execution thereof.

Dale W. Johnson

SWORN and Subscribed to before me
this 11th day of April A. D. 2014.

D. J. W. J. (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 4-13-20

STATE OF SOUTH CAROLINA

COUNTY OF ANDERSON

140007440 4/21/2014 Bk: 11351 Pg: 00262

AFFIDAVIT FOR TAXABLE OR
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 on Mill Street in Pelzer, SC 29669 bearing Anderson County Tax Map Number: Portion of 243-00-06-003, and was transferred by deed of the Pine Lawn Cemetery Association to the Pelzer Heritage Commission on April 11, 2014.

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) X exempt from the deed recording fee because (See Info Affidavit)
- 4 _____ (If exempt, skip 4 - 7 and go to Item 8)

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? Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked:

- (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 _____ N/A _____ 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 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) Subject 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: Attorney

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.



ESRI, Highland Mapping, and Anderson County GIS

0	0.035	0.07	0.14 mi
1 in = 343 ft			

City/State:	PELZER, SC	Zip Code:	29669
Deed Book:	11351	Deed Page:	260
Tax District:	1	Description:	WOODCOCK RD 9.89 AC
Sale Year:	2014	Sale Price:	\$1
		Market Value:	\$55,380

June 13, 2022 Disclaimer accepted.

TMS:	2430006020
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Owner: PELZER HERITAGE COMMISSION

Owner Address: PO BOX 627

City/State: PELZ

Deed Book: 1135

tax District:
code Year:

Zip Code: 29669

Current Plat: CP 023/190

DOCK RD 9.89 AC

Market Value: \$55,380