

THE STATE OF SOUTH CAROLINA
In the Court of Appeals
Appellate Case No. 2016-001062

Appeal from the Circuit Court of Lexington County, South Carolina

The Honorable Jocelyn Newman

Case No. 2017-CP-32-03043
2017-LP-32-745

RECEIVED
AUG 20 2018
SC Court of Appeals

STEPHENS REMODELING, LLC.....Respondent

V.

Demetric Hayes and Carla Marshall.....Appellant

RESPONSE TO RESPONDENT MOTION TO DISMISS APPEAL

Appellant Demetric Hayes and Carla Marshall submits the following Answer in response to the Motion to Dismiss filed in this matter by Stephens Remodeling, LLC ("Respondent").

The reason for the Respondent and Respondent's attorney request for dismissal is due to the respondent has made unlawful and fraudulent claims and does not want to be exposed. The lower court error and ignored the facts presented and never questioned the Respondent. The lower court ignored the fact that under South Carolina Rule 5 Respondent failed to serve Appellant notice of Motion to Dismiss the Lis Pendens. Respondent was well aware of the Appellant's current and correct mailing address due to Respondent has used the address in the past to communicate with the Appellants before. The Respondent had no intention to give proper notice according to Rule 5. The Respondent claimed to have purchased the property located at 232 Edinfield Ct. Gaston, South Carolina 29053 around April 2017. **This cannot be possible due to the fact that Appellant Hayes had an active Appellate case # 2016-001062 (foreclosure) going on during that time. Appellant Case # 2016-001062 was not closed until, 11 December 2017 due to appellant Hayes fail to file the supplemental record on appeal (See Exhibit A).**

. The property was in a trust and not owned by Appellant Demetric Hayes but by Appellant Carla Marshall yet Lexington County courts has continued to ignore that fact.

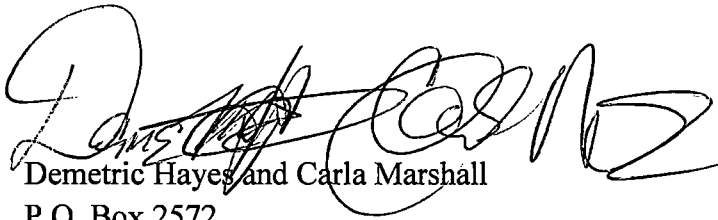
Appellant Hayes wasn't able to file the supplemental record on appeal because the record on appeal was located in the property and appellant wasn't allowed into the home to gather important documents or personal belongs. Respondent unlawfully had 15-20 Lexington County Deputies and the Lexington County S.W.A.T. team break into Appellant's home without a search warrant, without probable cause and without a court order on 22 August, 2017. **The lower court ignored the presentment of the Notice of Appeal that was filed in the Swansea Magistrate's court on 10 July 2017 and was entered into case file # 2017-cp-32-03043/ 2017-LP-32-745, on 7 May 2018. This is proof that Appellants attempted to show the lower court that the Respondent's entire claim is the presentment of fraud on the court. Appellant's was denied due process under the color of law because appellants were awaiting on a court date from the Lexington Court of Common Pleas (See Exhibit B). Respondent moved forward without a court order. Appellants filed an Affidavit Rebuttal Response to Lucas Stephens Affidavit on Behalf of Stephens Remolding, LLC (See Exhibit C). The lower court error because Respondent was not present to be cross-examined by Appellants. Respondent Lucas Stephens is not the Respondent. He is the son of Philip K. Stephens who is the owner of Stephens Remolding, LLC. Appellants have the right to face his/her accuser.**

The Respondent and Respondent's attorney has claimed that Appellants are trespassers, intentional interference with contract, frivolous civil proceeding, abuse of process, malicious prosecution, and civil conspiracy. The Respondent and the Respondent's attorney has damaged the Appellants. All of the Respondent's claims are fraud on the court. The Respondent and Respondent's attorney has repeatedly slandered, defame and libel Appellants name by making false statements such as we are foreigners, we are sovereign citizens and we belong to a group that kill cops. This has lead to Appellants receiving death threat and being stalked. This is being done to discredit and conceal the truth. We are Americans and do not belong to any such groups. We are proud honest people that believe in what is right. We are people of **GOD** and nothing else.

The Respondent, Philip K. Stephens is a general contractor (South Carolina license # 49814) and is in the business of remolding houses, not flipping houses as his attorney alleged on the record. Respondent states that appellants failed to timely file the notice of appeal with the Lexington County Clerk of Court. Appellant Demetric Hayes has filed notices of appeals before with The South Carolina Court of Appeals the same exact way to include recent South Carolina Court of Appeals Case # 2016-001062 for the lower court case # 2010-cp-32-00669 (See **Exhibit D**). The lower court Special Referee Albert J. Dooley denied Appellant Hayes due process because he **filed a frivolous Special Referee's Title on 12 November 2015 (See Exhibit E)** but didn't sign the order until 5 months later. If it was not for the unethical and unlawful actions of Special Referee Albert J. Dooley, the Respondent would not have been able to mislead the court and misrepresent themselves.

The lower court error by dismissing the Lis Pendens when there is a counter-claim lawsuit that has not been heard. When Respondent allegedly purchased the property in question, Appellants

had an ownership interest. Appellant still has a ownership interest but was deprived of their property under frivolous claims, false documents and duress. Therefore, the Appellant's appeal shouldn't be dismissed and allowed to continue.

A handwritten signature in black ink, appearing to read "Demetric Hayes and Carla Marshall". The signature is stylized and somewhat illegible due to its cursive nature.

Demetric Hayes and Carla Marshall
P.O. Box 2572
West Columbia, South Carolina 29171

CC
Moore Taylor Law Firm
William H. Edwards
P.O. Box 5709
West Columbia, South Carolina 29171

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THE STATE OF SOUTH CAROLINA
In the Court of Appeals
Appellate Case No. 2016-001062

Appeal from the Circuit Court of Lexington County, South Carolina

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Case No. 2017-CP-32-03043
2017-LP-32-745

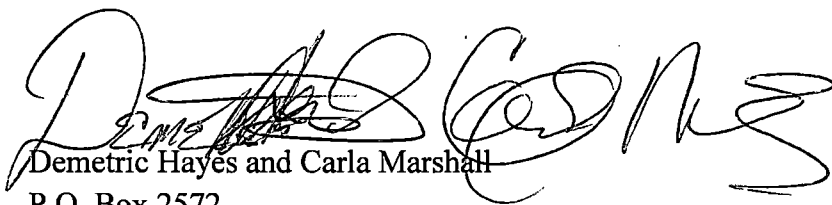
STEPHENS REMODELING, LLC.....Respondent

V.

Demetric Hayes and Carla Marshall.....Appellant

Certificate of Service

I Hayes, Demetric and Marshall, Carla certify that we have served a copy of the Appellants response to Respondents Motion to Dismiss, by US mail on the 20 August 2018.

A large, stylized handwritten signature in black ink, appearing to read 'Demetric Hayes and Carla Marshall'. The signature is written in a cursive, flowing style with large loops and flourishes.

Demetric Hayes and Carla Marshall
P.O. Box 2572
West Columbia, South Carolina 29171

CC
Moore Taylor Law Firm
William H. Edwards
P.O. Box 5709
West Columbia, South Carolina 29171

The South Carolina Court of Appeals

JP Morgan Chase Bank, National Association, Successor
by Merger to Chase Home Finance, LLC s/b/m to Chase
Manhattan Mortgage Corporation, Respondent,

v.

Demetric Hayes, Appellant.

Appellate Case No. 2016-001062

ORDER

On June 15, 2017, this court ordered Appellant to serve and file the supplemental record on appeal within twenty days. This court granted a thirty-day extension on August 9, 2017. After Appellant requested another extension, this court issued an order on October 5, 2017, requiring Appellant serve and file the supplemental record by October 30, 2017. This court added that no further extension would be granted absent extraordinary circumstances and "the appeal [would] be dismissed if the supplemental record [was] not timely filed."

Appellant has not served and filed the supplemental record on appeal; however, Appellant has requested a ninety day extension. After careful consideration, the motion for an extension is denied, and this appeal is dismissed. The remittitur will be sent as provided in Rule 221, SCACR.


FOR THE COURT

Columbia, South Carolina

FILED

Dec. 11, 2017

EXHIBIT A

cc:

Demetric Hayes

Mary M Caskey, Esquire

James Y. Becker, Esquire

STATE OF SOUTH CAROLINA

2017CV321101122

COUNTY OF LEXINGTON

CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT
NOTICE OF APPEAL

Stephens Remodeling Llc
1813 Benjamin Blvd
Florence SC 29501

PLAINTIFF

VS

All Occupants
232 Edinfield Court
Gaston, South Carolina

DEFENDANTS

RECEIVED
2017 JUL 10 AM 10:15
LEXINGTON COUNTY
SHERIFF MAGISTRATE

Please take notice I, Hayes, Demetric, and I Marshall ,Carla am a Private American National State Citizen of the united States of America who privately resides in a privately domicile outside of Federal District in a non-military private estate located outside of a Federal District not subject to the jurisdiction of the "UNITED STATES". I am an American and not a Corporation.

Take Notice that we are appealing the discussion made by Judge Whittle on 10 July 2017.

NOTICE OF APPEAL

Hayes Demetric

Hayes, Demetric
232 Edinfield Ct.
Gaston, South Carolina

10 July 2017
Date

Marshall, Carla

Marshall, Carla
232 Edinfield Ct.
Gaston, South Carolina

July 10, 2017
Date

EXHIBIT B

STATE OF SOUTH CAROLINA

2017CV321101122

COUNTY OF LEXINGTON

CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT
NOTICE OF APPEAL

Stephens Remodeling Llc
1813 Benjamin Blvd
Florence SC 29501

PLAINTIFF

VS

All Occupants
232 Edinfield Court
Gaston, South Carolina

DEFENDANTS

LEXINGTON COUNTY
SWANNEA MAGISTRATE

2017 JUL 10 AM 10:45

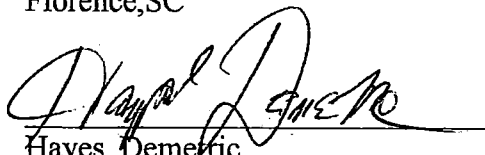
RECEIVED

CERTIFICATE OF SERVICE

I, Hayes, Demetric and Marshall, Carla certify that I am of such age and discretion to be competent to serve papers. That on the 10th day of July, 2017, I have served a copy of the documents listed below, by Certified Mail, sent to each of the following persons at the locations stated below, which is the last known location, and by depositing said envelop and contents in the U.S. Mail.

Party(ies) Served

Stephens Remodeling Llc
1813 Benjamin Blvd
Florence, SC



Hayes, Demetric
232 Edinfield Court
Gaston, South Carolina Republic

10 July 2017
Date

COPY

FILED

STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS

COUNTY OF LEXINGTON

2018 MAY -7 AM 10:51

THE ELEVENTH JUDICIAL CIRCUIT

Stephens Remodeling, LLC,

LISA COMER
CLERK OF COURT
LEXINGTON, SC

Plaintiff,

Case No. 2017-cp-32-03043
2017-LP-32-745

AFFIDAVIT REBUTTAL RESPONSE TO LUCAS STEPHENS
AFFIDAVIT ON BEHALF OF STEPHENS REMODELING, LLC

Vs.

Demetric Hayes and Carla Marshall,

Defendants,

Now comes the affiant who, after being duly affirmed, sayeth the following:

1. My name is Hayes Demetric.
2. I am at least 18 years of age and competent to execute this affidavit.
3. All statements in this affidavit are true and I have personal and firsthand knowledge.
4. The summons and complaint file by Lucas Stephens on behalf of Stephens Remodeling, LLC is without merit and baseless.
5. We filed a Notice of Appeal at the Swansea Magistrate court on 10 July 2017 and was told that the case would be forwarded to the next highest court. We were told that we would be contacted with a court date and no further ^{action} would be taken until the case is heard in the higher court.
6. The appeal we filed was ignored.
7. Mr. Lucas Stephens contend that the defendants were trespassers and had no ownership interest. How could we I be a trespasser on property I owned.
8. Mr. Lucas stated that prior to such filing, that he sued defendants in the Lexington Magistrate court located in Swansea, South Carolina because they were trespassing on the property. Our Ownership rights were before a higher court (South Carolina Court of Appeals, Appellate case# 2016-001062 for case No. 2010-cp-32-00669) than the Swansea Magistrate jurisdiction.
9. There was no jurisdiction to issue a Writ of assistance to remove rightful owners from the property.
10. I had ownership rights before a higher court.
11. I was well within my constitutional right to remove the action from the Swansea Magistrate court to federal district court.

EXHIBIT C

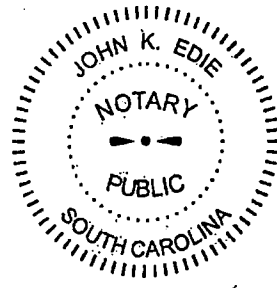
12. Mr. Lucas Stephens affidavit claims that I have no legal right in the property because of a foreclosure. The foreclosure which the plaintiff is referencing was before the South Carolina court of Appeals at the time that Stephens Remodeling, LLC claims to have purchased my property.
13. Special Referee Albert J. Dooley of the Dooley law firm. He intentionally ignored the law and the fact that we appealed his ruling. Dooley filed a Special Referee Title into the Deed office which was not warranted due to the fact we had file an appeal.
14. The plaintiff has failed to properly serve the defendants.
15. We have not harmed or damaged the plaintiff in any way.
16. We have only stood up for our rights.
17. Plaintiff has never contacted us to resolve any issues pertaining to this case Pursuant to Rule 11,

Hayes Demetric
S.C.R.C.P.

Hayes Demetric
P.O. Box 2572
West Columbia, South Carolina 29171
803 920 4478

Marshall, Carla

Marshall Carla
P.O. Box 2572
West Columbia, South Carolina 29171
843 260 9068



Sworn before me this 7th
day of May, 2018. My
commission expires 10/01/2018.

John K. Edie

FILED

2018 MAY -7 AM 10:54

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

LISA COMER
CLERK OF COURT
LEXINGTON, SC

IN THE COURT OF COMMON PLEAS
THE ELEVENTH JUDICIAL CIRCUIT

Stephens Remodeling, LLC,
Plaintiff,

Case No. 2017-cp-32-03043
2017-LP-32-745

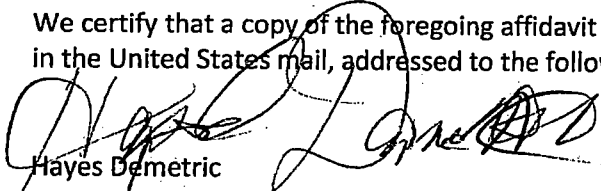
AFFIDAVIT REBUTTAL RESPONSE TO LUCAS STEPHENS
AFFIDAVIT ON BEHALF OF STEPHENS REMODELING, LLC

Vs.

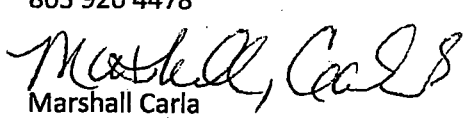
Demetric Hayes and Carla Marshall,
Defendants,

PROOF OF SERVICE

We certify that a copy of the foregoing affidavit has been served upon the Plaintiff by placing the same in the United States mail, addressed to the following as shown below this 7 May 2018.



Hayes Demetric
P.O. Box 2572
West Columbia, South Carolina 29171
803 920 4478



Marshall Carla
P.O. Box 2572
West Columbia, South Carolina 29171
843 260 9068

Counsel of record :
William H. Edwards
1700 Sunset Boulevard

P.O. Box 5709
West Columbia, South Carolina 29171
803 796 9160

RECEIVED

MAY 18 2016

SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

Appeal from the Circuit Court of Lexington County, South Carolina

The Honorable James O. Spence/ Master of Equity
Albert J. Dooley, Judge/ Special Referee

Case No. 2010-cp-32-00669

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION SUCCESSOR BY
MERGER TO CHASE HOME FINANCE
LLC S/B/M TO CHASE MANHATTAN
MORTGAGE CORPORATION.....Respondent

V.

Demetric Hayes.....Appellant

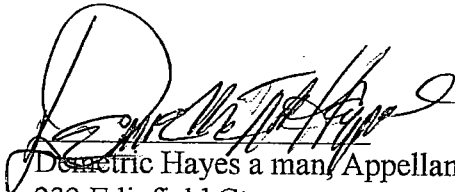
NOTICE OF APPEAL

Demetric Hayes; Appellant will appeal the Order Denying Defendant's Motion To Vacate Sale by Albert J. Dooley/ Referee and overseen by Judge James O Spence/ Master of Equity dated 2 November 2015. The property was neither on the sale list at the 8 September, 2015 nor 2 November, 2015 auction. Appellant sold the property in 2011 and does not own the property (see **Record of Deeds Office**).

Counsel of record for the respondent:

Mary M. Caskey, Esquire, FeD ID No. 10120
James Y Becker, Esquire, Fed ID No. 5733
Haynsworth Sinkley Boyd, P.A.
1201 Main Street, Suite 2200
Post Office Drawer 11889 (29211-1889)
Columbia, South Carolina 29201
Telephone: 803- 779-3080

EXHIBIT 1



Demetric Hayes a man, Appellant
232 Edinfield Ct.
Gaston, SC 29053
(803)-920-4478

17 May 2016

RECEIVED

MAY 18 2016

SC Court of Appeals

**THE STATE OF SOUTH CAROLINA
In the Court of Appeals**

Appeal from the Circuit Court of Lexington County, South Carolina

The Honorable James O. Spence/ Master of Equity
Albert J. Dooley, Judge/ Special Referee

Case No. 2010-cp-32-00669

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION SUCCESSOR BY
MERGER TO CHASE HOME FINANCE
LLC S/B/M TO CHASE MANHATTAN
MORTGAGE CORPORATION.....Respondent

V.

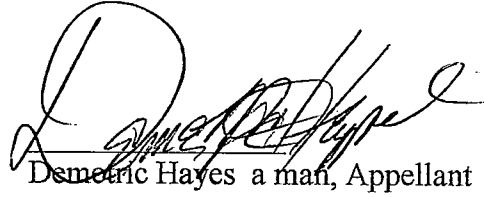
Demetric Hayes.....Appellant

PROOF OF SERVICE

I certify that a copy of the foregoing Notice of Appeal has been served upon the Respondent by placing the same in the United States mail, U.S. mail, addressed to the following as shown below this 17 May 2016.

Counsel of record for the respondent:

Mary M. Caskey, Esquire, FeD ID No. 10120
James Y Becker, Esquire, Fed ID No. 5733
Haynsworth Sinkley Boyd, P.A.
1201 Main Street, Suite 2200
Post Office Drawer 11889 (29211-1889)
Columbia, South Carolina 29201
Telephone: 803- 779-3080

A handwritten signature in black ink, appearing to read "Demetric Hayes", written over a horizontal line.

Demetric Hayes a man, Appellant
232 Edinfield Ct.
Gaston, SC 29053
(803)-920-4478

17 May 2016

2015052524 FILED, RECORDED, INDEXED
11/12/2015 11:23:37:320
REC FEE: \$18.00 ST FEE: \$1560.00 Exempt
CD FEE: \$660.00 Exempt Pages: 3
Lexington County R.O.D. Debra M. Gunter
DEED Bk:Pg 16012:69

SPECIAL REFEREE'S TITLE

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

TO ALL WHOM THESE PRESENT SHALL CONCERN:

I, Albert J. Dooley, Jr., Esq., Special Referee for Lexington County, the said State, send greetings:

WHEREAS, in an action in the Court of Common Pleas in Lexington County between **JPMorgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation**, as Plaintiff and

Demetric Hayes,

as Defendant, by the Master's Order of Judgment and Foreclosure and Sale filed July 30, 2010, the Order of Reference filed February 5, 2014, and the Second Supplemental Order Post-Judgment filed August 4, 2015, it was decreed that the property hereinafter described should be sold by the Special Referee for Lexington County on the terms and for the purposes mentioned in the Order granted in the case (see **Judgment Roll No. 2010-CP-32-00669**) (**A MORTGAGE FORECLOSURE ACTION-TRANSFERRING REALTY**)

WHEREAS, the Special Referee is aware that after the foreclosure action was filed on February 16, 2010, the Defendant transferred the property to Carla R. Marshall as Trustee of the Heart to Heart Trust, by deed recorded on September 30, 2011, in Book 15084 at Page 107 in the Office of the Register of Deeds for Lexington County. The Special Referee notes that such deed is subject to the lien of Plaintiff's mortgage recorded in Book 9298 at Page 295 recorded on May 28, 2004, and subsequently re-recorded on June 8, 2004 in Book 9324 at Page 237 in the Office of the Register of Deeds for Lexington County.

NOW THEREFORE KNOW ALL MEN, That I, the undersigned, as Special Referee for Lexington County, pursuant to the foregoing and in consideration of the sum of **Sixty Thousand and 00/100 (\$600,000.00) Dollars**, as paid by the Secretary of Veterans Affairs, an Officer of the United States ("Grantee"), the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant and release the following property unto the grantee,

**Grantee's Address: Secretary of Veterans Affairs, an Officer of the United States
Department of Veterans Affairs
PO Box 100023
Decatur, Georgia 30031-7023**

EXHIBIT E

LEGAL DESCRIPTION:

Address: 232 Edinfield Court, Gaston, South Carolina, 29053

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Lexington, State of South Carolina, being shown and designated as Lot 75 Heather Hill, Phase II-B (formerly Heatherwood, Phase IIB) on a plat prepared for McLeod Development, LLC by AccuPoint Surveying, P.A., dated March 3, 2003 and recorded in the ROD Office for Lexington County in Plat Book 8221 at Page 134; said plat being incorporated by reference and made a part of this description and said lot having such boundaries and measurements as shown thereon, all being a little more or less.

This being the same property conveyed to Demetric Hayes by deed from Mark Homebuilders, Inc., dated 05/27/2004 and recorded 05/28/2004 in deed book 9298 Page 293 in the Office of the Register of Deeds for the county of Lexington South Carolina.

TMS No. 009024-01-091

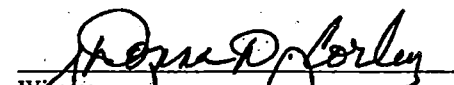
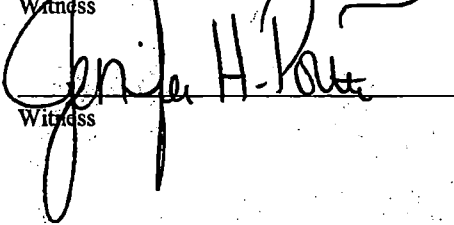
This property was sold subject to any past due or accruing property taxes, assessments, existing easements, restrictions of record and any other senior encumbrances.

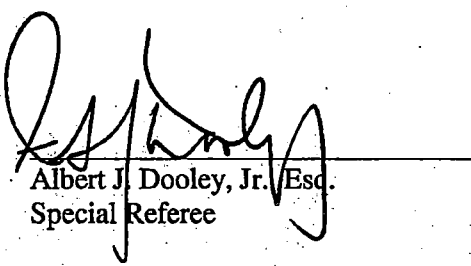
TOGETHER with all and singular the hereditaments, rights, members and appurtenances whatsoever to the said property belonging or in any wise incident or appertaining, and the reversions and remainders, rents, issues, and profits thereof, and also any estate, right, title, interest, dower, possession, benefit, claim or demand therein whatsoever of all parties to the said suit and of all other person who might rightfully claim the same or any part thereof, by, from, or under them, or either of them;

TO HAVE AND TO HOLD the said property, with its hereditaments, privileges and appurtenances, unto the said grantee, its successors and assigns for their own use, benefit, and behoof, forever.

IN WITNESS WHEREOF, I, the said Special Referee under and by virtue of the said Order, have hereunto set my Hand and Seal at Lexington, South Carolina this 10th day of November, 2015.

SIGNED, SEALED AND DELIVERED)
IN THE Presence of:)


Witness

Witness


Albert J. Dooley, Jr. Esq.
Special Referee

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

I, Jennifer H. Porter, do hereby certify that Albert J. Dooley, Jr., as Special Referee for Lexington County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 10th day of November, 2015.

Jennifer H. Porter
Notary Public of South Carolina
My commission expires: 1-8-17

INDEX

Grantor(s): Albert J. Dooley, Jr., Esq., Special Referee
Demetric Hayes
Grantee: Secretary of Veterans Affairs, an Officer of the United States

After recording return to:
Haynsworth Sinkler Boyd, P.A. (HSB #09150.0378)
PO Box 11889
Columbia SC 29211-1889

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 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. 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 mortgagee 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 to take functional control of electric transmission assets as defined in the Federal Power Act.