

State of South Carolina )  
County of Lancaster )

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Maria Carbonell, Trustee of the 2473 Great Falls Trust ("Grantor"), in consideration of the sum of zero and NO/100ths Dollars (\$0.00), to the Grantor in hand paid at or before the sealing of these presents by Jewban Ventures, LLC ("Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Jewban Ventures, LLC, the following described property:

All those certain lots and land, together with any and all improvements thereon, lying, being and situate in Cane Creek Township, in the County of Lancaster, State of South Carolina, fronting twenty-five (25) feet each on South Carolina State Highway N. 93 and running back in a uniform width for a depth of three hundred thirty-three and 75/100 (333.75) feet on the north side and three hundred sixty-seven and 50/100 (367.50) feet on the south side, being designated as Lots No. 15, 16, 17 and 18 on Plat of J.M. Bailes, L.S., recorded in the Office of the Register of Deeds for Lancaster County, in Plat Book 2, at Page 9.

ALSO: All that piece, parcel or lot of land, together with any and all improvements thereon, lying and being and situate in Lancaster County, Cane Creek Township, said State, being Lot No. 19 as shown on Plat of Survey made by Paul Clark, Reg., Surveyor, on April 14, 1961, and recorded in Plat Book 11, at Page 230-31-35 said lot facing on S.C. Highway No. 200, 25 ft., and running back on the western side of said lot a distance of 367.5 feet to a corner; thence in an easterly direction 25 feet to a corner thence in a northeasterly direction to an iron stake on S.C. Highway No. 200 along the southeast line of the property of Guy Watts, thence from this point (iron stake) to the beginning corner.

DERIVATION: Being the same property conveyed from Jesse Wilson Macwatt and Antoinette Macwatt to Maria Carbonell, Trustee of 2473 Great Falls Trust by deed dated September 24, 2021 and recorded on September 25, 2015 in Deed Book 915 at Page 184 in the Lancaster County Register of Deeds.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 10111 Alvarado Way Charlotte NC 28277

Tax Parcel Number: 00860 0A 004 00

LANCASTER COUNTY ASSESSOR  
Tax Map:  
00860 0A 004 00

RECORDED THIS 19th DAY  
OF JANUARY, 2022  
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

*Angelle C. Murphy*

LANCASTER COUNTY, SC	
2022000887	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
01-19-2022	11:31:45 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1510 PG:99-101	

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or appertaining thereto;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee and the Grantee's heirs and assigns forever. And the Grantor does hereby bind the Grantor and the Grantor's 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 against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference in this instrument to the singular shall include the plural and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS the Grantor's hands and seals this the 17<sup>th</sup> day of November, 2021.

SIGNED, SEALED AND DELIVERED:

**2473 Great Falls Trust**

Maria Carbonell  
By: Maria Carbonell: Trustee

Signed, sealed and delivered in the presence of:

Lynn Wagner  
Witness 1

Daniel Cohen  
Witness 2

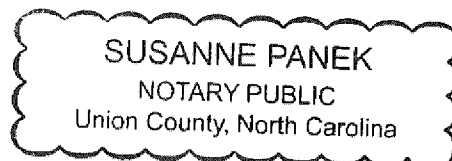
State of North Carolina )  
County of Union )

PROBATE

I, Susanne Panek, a Notary Public of said state and county certify that Maria Carbonell personally appeared before me this day, acknowledged that she is Trustee of **2473 Great Falls Trust**, and that she as Trustee being authorized to do so, executed the foregoing instrument on behalf of the Trust.

SWORN to before me this 17<sup>th</sup> day  
of November, 2021.

Susanne Panek  
Notary Public




My Commission Expires: 9-15-23

STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF Lancaster         )     AFFIDAVIT FOR EXEMPT TRANSFERS

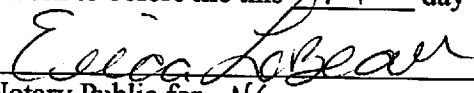
PERSONALLY, appeared before me the undersigned Maria Carbonell, Trustee of the 2473 Great Falls Trust, who duly sworn, deposes and says:

- (1) I have read the information on the back of this affidavit and I understand such information.
- (2) The property being transferred by Maria Carbonell, Trustee of the 2473 Great Falls Trust on this date November 17, 2021
- (3) The deed is exempt from the deed recording fee because (See information section of affidavit): Exemption #12-Quitclaim deed with no consideration.
- (4) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Settlement Agent.
- (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.

Responsible Person Connected with the Transaction:

  
\_\_\_\_\_  
Lisa A. Page

Sworn to before me this 17 day of November, 2021

  
\_\_\_\_\_  
Notary Public for NC  
My Commission Expires: 4.10.22

