

LANCASTER COUNTY ASSESSOR

Tax Map:

0006E 0C 164 00

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

Augusta C. Murphy

Auditor, Lancaster County, SC

Prepared By and Return to:
Costner Law Office, PLLC
10125 Berkeley Place Drive
Charlotte, NC 28262
File No.: SC-21-19274

LANCASTER COUNTY, SC	
2022000885	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1144.00
COUNTY TAX	\$484.00
PRESENTED & RECORDED	
01-19-2022	11:18:56 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: CANDICE PHILLIPS	
BK:DEED 1510	PG:91-98

(Please do not write above this line -- Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

**TITLE TO REAL ESTATE
LIMITED WARRANTY DEED**

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **Zillow Homes Property Trust** ("Grantor"), duly organized and existing under the laws of the United States of America or the State in which it was organized, with a mailing address of 1301 2nd Ave., Floor 31, Seattle, WA 98101, herein referred to as Grantor for and in consideration of the sum of FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$440,000.00), paid by Puneet Pahuja and Asha Pahuja, husband and wife, as joint tenants with rights of survivorship, and not as tenants in common HEREIN REFERRED TO AS Grantee(s), in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said:

Puneet Pahuja and Asha Pahuja, husband and wife, as joint tenants with rights of survivorship, and not as tenants in common

Grantee(s), and to the heirs and assigns of said Grantee(s), the following described real estate situated in the county of Lancaster, State of South Carolina, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Grantee Address: 1077 Jasmine Drive, Indian Land, SC 29707
Property Address: 1077 Jasmine Drive, Indian Land, SC 29707

This conveyance is made SUBJECT TO:

All current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

AND Grantor hereby binds Grantor and Grantor's successors to warrant and defend the title to the Property as against all acts of Grantor and none other, subject to the matters set forth above.
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 Grantee(s) and to the heirs successors and assigns of said Grantee(s) forever.

AND THE SAID GRANTOR covenants that he has not made done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

*** THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY ***

Exhibit "A"

All that certain piece, parcel, or tract of land, lying, being and situate in the Town of Indian Land, County of Lancaster State of South Carolina, shown and designated as Lot 164, Silver Run Subdivision, Map 2, as shown on a survey recorded in Plat Book 2007 at page 1519 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is hereby referenced and incorporated herein as a part of this description for a more particular description by dimensions, metes and bound.

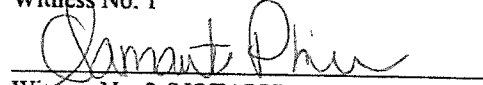
Derivation: Being the identical property conveyed to Zillow Homes Property Trust by deed of Ryan P. Van Ess and Josephine L. Van Ess dated October 12, 2021 and recorded October 19, 2021, in Book 1481 Page 165, Office of the Register of Deeds for Lancaster County, South Carolina.

County Tax Map No.: 0006E0C16400

IN WITNESS WHEREOF, the Hand and Seal of Zillow Homes Property Trust, a Delaware Statutory Trust, this 18 day of January, 2022.


Signed, Sealed and Delivered
in the presence of:


Witness No. 1


Witness No. 2 (NOTARY)

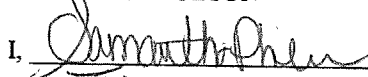
Zillow Homes Property Trust, a Delaware Statutory Trust

By: Signpost Homes, Inc.
Its: Titling Trust Administrator

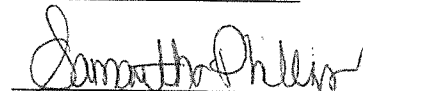
By: 
Name: Traxini Wright
Its: Authorized Signatory

STATE OF GEORGIA

COUNTY OF FULTON

I, , a Notary Public for the said County and State, do hereby certify that Traxini Wright personally appeared before me this day and acknowledged that (s)he is an Authorized Signatory of Signpost Homes, Inc., Titling Trust administrator of Zillow Homes Property Trust, a Delaware Statutory Trust and that (s)he being authorized to do so, executed the foregoing on behalf of Signpost Homes, Inc., Titling Trust Administrator of Zillow Homes Property Trust.

Date: 01-18-2022


Notary Public

My Commission Expires: 05-27-2025

(SEAL)

Samantha Phillips NOTARY PUBLIC DeKalb County State of Georgia My Comm. Expires May 27, 2025
--

Attachment

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

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 at 1077 Jasmine Drive, Indian Land, SC 29707 bearing County Tax Map Number 0006E0C16400, was transferred by Zillow Homes Property Trust to Puneet Pahuja and Asha Pahuja, husband and wife, as joint tenants with rights of survivorship, and not as tenants in common, on this the 12 day of January, 2022.
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 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 ☒
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. ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$440,000.00.
 - 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 \$_____.
5. Check YES ☐ 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 encumbrance is \$_____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ _____ 440,000.00
 - b. Place the amount listed in item 5 above here: \$ _____ 0.00
(If no amount is listed, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ _____ 440,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,628.00.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Seller.
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.

Responsible Person Connected with the Transaction

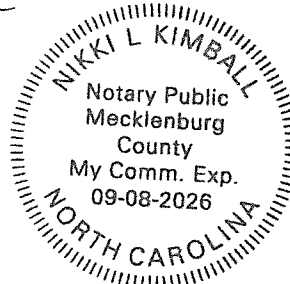
Print or Type Name Here

SWORN to before me this the 12 day of January, 2022

Notary Public for: Mecklenburg

Notary Printed Name: Nikki L Kimball

My Commission Expires: 9-8-2026



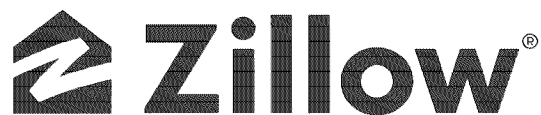


**SIGNPOST HOMES, INC.
LETTER OF AUTHORIZATION**

The individuals listed below are fully authorized to act on behalf of Signpost Homes, Inc. (the “Company”), a subsidiary of Zillow Group, Inc., in all manners relating to the sale of any property owned by the Company or any of its affiliates and subsidiaries, listed hereto on ***Exhibit A***, including but not limited to, purchase contracts and addenda, concessions, contingencies, due diligence response and extensions or cancellations. This Letter of Authorization is valid as of the date written below and shall remain in full force and effect until withdrawn or modified in writing by the Company.

Authorized Agents:

Akayla Butler	Christine McClun	Jennifer Haefner
Alana Rudy	Christopher Fryrear	Jennifer McCarty
Alex Lopez	Christy Meek	Jennifer Taylor
Alyssa Lockhart	Cindy Drake	Jeremy Ellinger
Amanda Butler	Cindy Simonds	Jessica Lewis
Amanda Shilling	Coleen West	Jessica Nazarov
Amber Maloy	Courtney Belanger	Jill Tusa
Amber Trapp	Danielle Maratas	Joneika Williams
Ambrosia Sims	Darci McCloskey	Jordan Jarvis
Amy Novak	Darci Zuber	Julia Brummer
Andrew Mellor	Daryl Snow	Julie Amenta-Marone
Angela James	David Tramontana	Julie Vargas
Anna Morado	Derek Fogarty	Kailyn Loofbourrow
April Hemphill	Derek Siegel	Kanisha Cobb
Ariel Khawaja	Derryl Kinnell	Kat Harlan
Austin Edwards	Desi Wehrs	Katherine Mosher
Bailey Charles	Devante Mathis	Kathlin Crampton
Benjamin Street	Diana Jodoin	Kathy Littell
Bianca Guity	Eartha Hinds-Thomas	Kela Montgomery
Billy Stogner	Edward Schultz	Kelly Browning
Braela Banks	Emily Griffith	Kenny Panora
Brannon Whitesell	Erin Henderson	Kerri Holmes
Breanna Gallagher	Erin Shea	Kevin Thoman
Brittany Cuda	Estelle Mitchell	Keyana Marshall
Brittany Mueller	Geoffrey Berger	Kezzie Joseph
Camille Yuen	Heather Filbert	Kim Broussard
Carl Giordano	Heather Gray	Kimberly DeArmond
Carly Bowersett	Heather Labrado	Kimberly Micheau
Carol Mahoney	Heidi Anderson	Kimberly Vincent
Cassie Morris	Irma Vidic	Kristen Lowry
Chad McLean	Isabela Feris	Kristina Allen
Chamberlain Reese	Jamie Comer	Kristina Palanza
Chan Phillips	Jane Figueroa	Krysten Giordano
Chanelle Barnes	Jared Mytych	Kyle Bodmer
Charisa Nguyen	Jeanie Randall	La Tasha Bender
Christel E Uhde	Jennifer Amador	Laura “Nikki” Betts
	Jennifer Crooks	Laura Michaud



Laura Rosario
Lauren Abaii
Lauren Patrick
Laurie Meyer
Lili Soliz
Lisa Gabler
Lisa Mazzola
Logan Weeks
Lori Hartman
Lorraine Perez
Luis Molina
Maggie Garcia
Mallory King
Mandy Zimmerman
Margaret Kerlin
Marianne McGinnity
Marissa Nava
Marvin Phidd
Mary Janik
Mary Keller
Matt Howell
Matthew Reece
Medina Hrnjic
Melodie Brewer
Michele White
Minna Henry
Monica Donahue
Morgan Firth

Morgan Wheeler
Nancybeth Capinegro
Natalie Ghassemi
Natalie Starliper
Nate` Steinbecker
Nathaniel Gantz
Nerie Pagan
Nick Grassi
Nicolas Rajtman
Noelle Minissale
Nuria Curtis
Patricia Davis
Philip Dimas
Rachel Ciliberti
Rebekah Simion
Renee Arango
RJ Cox
Robin Quick
Romina Dorigo
Roxy Solis
Ruchi Rajput
Rushaun Carter
Rym Saka
Sabrina Moreno
Samantha Middlesdorf
Samantha Phillips
Sandy Krystosik
Shanay Knighton

Shanice Eboigbe
Shantanice Vaxter
Shatara Moore
Shayla Fisher
Sherita Walker
Shrieka Smith
Sonia Silva
Stacie Garcia
Stacy Lyons
Sue Ann "Susie" Jeans
Sydney Minter
Sylvia Parker
Tara Meier
Thomas Syme
Tori Canedy
Tracy Dunn
Trevaris Wright
Trevor James
Ursula Legan
Valli Smith
Vanessa Romero
Veronica Bambach-Tarrant
Vic Ogburn
Whitney Dewbrew
Whitney Thompson
Yasmine Baban
Yvonne Bondanza-Whittaker
Zack Alawi

Principal Office Address:
1301 Second Ave, Fl 31
Seattle, WA 98101

Dated: September 27, 2021

SIGNPOST HOMES, INC.

A handwritten signature in black ink, appearing to read 'Brad Owens', written over a horizontal line.

Brad Owens, Secretary

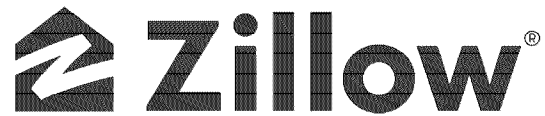


EXHIBIT A

SPH Master Holdco, LLC
SPH Holdco, LLC
SPH Holding, LLC
SPH Property One, LLC
SPH One, LLLP
Zillow Homes, Inc.
SPH Master Holdco Two, LLC
SPH Holdco Two, LLC
SPH Holding Two, LLC
SPH Property Two, LLC
SPH Two, LLLP
SPH Master Holdco Three, LLC
SPH Holdco Three, LLC
SPH Holding Three, LLC
SPH Property Three, LLC
SPH Three, LLLP
Zillow Homes Property Trust