

RECORDED THIS 20th 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-21-18816

LANCASTER COUNTY, SC	
2022000924	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1105.00
COUNTY TAX	\$467.50
PRESENTED & RECORDED	
01-19-2022	03:16:34 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1510 PG:215-220	

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) *no title examination performed by the preparer

**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, a Delaware Statutory 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 TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$425,000.00)**, paid by Clinton Presley **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:

Clinton Presley

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: 4043 Woodsmill Road, Indian Land, SC 29707
Property Address: 4043 Woodsmill Road, 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 ***

IN WITNESS WHEREOF, the Hand and Seal of Zillow Homes Property Trust, a Delaware Statutory Trust, this 20 day of December, 2021.

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: 

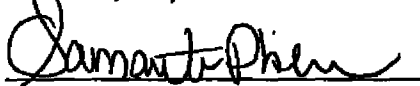
Name: Travis Wright
Its: Authorized Signatory

STATE OF GEORGIA

COUNTY OF FULTON

I,  a Notary Public for the said County and State, do hereby certify that Travis 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: 12/20/21



Notary Public

My Commission Expires: 05-27-2025

(SEAL)

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

All that piece, parcel or lot of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina and being all of Lot 65 of BRIDGEMILL as shown on the map of Bridgemill Subdivision, Phase 5, Map 2, and being recorded in Plat Book 2018, Page 129, in the Office of the Register of Deeds for Lancaster County, South Carolina.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust from Virginia C. Connolly by deed dated October 06, 2021 and recorded on October 07, 2021 in Deed Book 1478 at Page 18 in the Office of the Register of Deeds for Lancaster County, South Carolina.

County Tax Map No.: 0010A-0B-065.00

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 4043 Woodsmill Road, Indian Land, SC 29707 bearing County Tax Map Number 0010A-0B-065.00, was transferred by **Zillow Homes Property Trust, a Delaware Statutory Trust to Clinton Presley**, on this the

20 day of DEC, 2021.

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 \$425,000.00.
 - 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: \$ 425,000.00
- 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: \$ 425,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$850.00.
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

Signature page to follow



Responsible Person Connected with the Transaction

Treva Wright
Print or Type Name Here

SWORN to before me this the 20 day of December, 20 24.

Samantha Phillips
Notary Public for: Fulton Georgia

Notary Printed Name: Samantha Phillips

My Commission Expires: 05-27-2025

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