

LANCASTER COUNTY ASSESSOR

Tax Map:

0010B 0A 105 00

RECORDED THIS 23rd DAY  
OF MARCH, 2023  
IN BOOK 00 PAGE 00

*August C Murphy*

Auditor, Lancaster County, SC

|                       |             |
|-----------------------|-------------|
| LANCASTER COUNTY, SC  |             |
| 2023003554            | DEED        |
| RECORDING FEES        | \$15.00     |
| STATE TAX             | \$926.90    |
| COUNTY TAX            | \$392.15    |
| PRESENTED & RECORDED  |             |
| 03-23-2023            | 09:38:48 AM |
| BRITTANY GRANT        |             |
| REGISTER OF DEEDS     |             |
| LANCASTER, COUNTY SC  |             |
| By: TERRY PARKMAN     |             |
| BK:DEED 1649 PG:55-57 |             |

Prepared By:

Costner Law Office, PLLC  
7400 Carmel Executive Park, Suite 200  
Charlotte, NC 28226

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

**TITLE TO REAL ESTATE  
SPECIAL 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, **Mattamy Carolina Corporation d/b/a Mattamy Homes, a North Carolina corporation** 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 2127 Aysley Town Blvd., Suite 202, Charlotte, NC 28273, herein referred to as Grantor(s) for and in consideration of the sum of THREE HUNDRED FIFTY-SIX THOUSAND FORTY-FIVE AND NO/100 DOLLARS (\$356,045.00) paid by **Kyle Edward Carmody and Meagan Elizabeth Thompson** HEREIN REFERRED TO AS Grantee(s), 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 said:

**Kyle Edward Carmody and Meagan Elizabeth Thompson  
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 of South Carolina, to wit:

All that certain piece, parcel, or lot of land, lying, being and situate in Indian Land Township, Lancaster County, South Carolina, and being shown and designated as Lot 105 of Final Plat of Somerset Map 1 AKA Ansley Townhomes as shown on plat recorded in Plat Book 2022, Pages 382-384, a revision of Plat Book 2022, Pages 151-153 in the Lancaster County, South Carolina Register of Deeds.

DERIVATION: This being a portion of the property conveyed by Limited Warranty Deed from MPV Ansley Investors, LLC, a North Carolina limited liability company to Mattamy Carolina Corporation d/b/a Mattamy Homes, a North Carolina corporation dated June 4, 2020 and recorded on June 9, 2020 in the Register of Deeds Office for Lancaster County, South Carolina in Book 1335 at Page 272.

Lancaster County Tax Map No.: 0010B-0A-105

Property Address: 5639 De Vere Drive, Indian Land, SC 29707

Grantee Address: 5639 De Vere Drive, Indian Land, SC 29707

This conveyance is made SUBJECT TO:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

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 \*\*\*

WITNESS the Hand and Seal of Mattamy Carolina Corporation, a North Carolina Corporation this 22<sup>nd</sup> day of March, 2023.

Signed, Sealed and Delivered  
in the presence of:

[Signature]  
Witness No. 1  
Tracy S.T. Long  
Witness No. 2 (NOTARY)

Mattamy Carolina Corporation d/b/a Mattamy Homes, a  
North Carolina Corporation

BY: [Signature]  
Mikell A. McElroy  
Vice President

State of North Carolina  
County of Mecklenburg

I, Tracy S.T. Long, a Notary Public for the said County and State, do hereby certify that Mikell A. McElroy personally appeared before me this day and acknowledged that he is the Vice President of Mattamy Carolina Corporation d/b/a Mattamy Homes, a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 22<sup>nd</sup> day of March, 2023.

Tracy S.T. Long Notary Public  
Tracy S.T. Long  
Notary's Printed or Typed Name



My Commission Expires:

06/02/2024