

LANCASTER COUNTY ASSESSOR

Tax Map:

0067B 0A 137 00

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

*Stephanie C. Knight*

Auditor, Lancaster County, SC

Prepared By:

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

LANCASTER COUNTY, SC	
2023003556	DEED
RECORDING FEES	\$15.00
STATE TAX	\$747.50
COUNTY TAX	\$316.25
PRESENTED & RECORDED	
03-23-2023	09:44:06 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: STEPHANIE KNIGHT	
BK:DEED 1649 PG:58-60	

STATE OF SOUTH CAROLINA

)

**TITLE TO REAL ESTATE  
SPECIAL WARRANTY DEED**

COUNTY OF LANCASTER

)

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, **NVR, Inc., A Virginia 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 10710 Sikes Place, Suite 250, Charlotte, NC 28277, herein referred to as Grantor(s) for and in consideration of the sum of TWO HUNDRED EIGHTY-SEVEN THOUSAND THREE HUNDRED THIRTY-FIVE AND NO/100 DOLLARS (\$287,335.00) paid by **Mary H Kreider** 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:

**Mary H Kreider**

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 piece, parcel or lot of land lying and being situate in Lancaster County, South Carolina and being all of Lot 137 of Rosegate Subdivision as shown on "Final Plat of Rosegate Subdivision, Map 1" and being recorded in Plat Book 2021 at Page 771 in the Office of the Register of Deeds for Lancaster County, South Carolina.

DERIVATION: Being a portion/all of the property conveyed unto NVR, Inc., a Virginia corporation by deed of Rosegate at Lancaster, LLC, a South Carolina limited liability company dated November 14, 2022 and recorded November 14, 2022 in Book 1607, Page 277 in the Lancaster County Register of Deeds Office.

Lancaster County Tax Map No.: 0067B-0A-137.00

Property Address: 612 Grandiflora Avenue, Lancaster, SC 29720

Grantee Address: 612 Grandiflora Avenue, Lancaster, SC 29720

This conveyance is made SUBJECT TO:

The lien of ad valorem real property taxes and assessments for the current year and for subsequent years; all easements, covenants, conditions, restrictions and other agreements of record encumbering the property conveyed hereby and created or conveyed by the Grantor; all matters which would be disclosed by a recent and accurate survey of the property conveyed hereby; zoning, land use and building laws, regulations and ordinances.

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 NVR, Inc., A Virginia Corporation this 22nd day of March, 2023.

Signed, Sealed and Delivered  
in the presence of:

[Signature]  
Witness No. 1

[Signature]  
Witness No. 2 (NOTARY)

NVR, Inc., A Virginia Corporation

BY: [Signature]  
Jonathan Hess  
Vice President/Division Manager

State of North Carolina

County of Mecklenburg

I, Shannon McCullough, a Notary Public for Union County, North Carolina, do hereby certify that Jonathan Hess personally appeared before me this day and acknowledged that he is the Vice President/Division Manager of NVR, Inc., A Virginia 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 22nd day of March, 2023.

[Signature] Notary Public

Shannon McCullough  
Notary's Printed or Typed Name

My Commission Expires:  
3/6/2027

