

LANCASTER COUNTY ASSESSOR
Tax Map:
0006D 0B 109 00

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


Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2023003601	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1732.90
COUNTY TAX	\$733.15
PRESENTED & RECORDED	
03-23-2023	01:21:09 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1649 PG:206-212	

Prepared by and please return to:
Julie B. Glenn
11121 Carmel Commons Blvd., Suite 305
Charlotte, NC 28226

Excise Stamps: \$2,466.05

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

TITLE TO REAL ESTATE/
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TOLL SOUTHEAST LP COMPANY, INC, in consideration of the sum of **Six Hundred Sixty Six Thousand Four Hundred Fifty Nine and 00/100 (\$666,459.00)** to them in hand paid at and before the sealing of these presents by said **RAJA SEKHAR SIVARATHRI AND JYOTSNA SRAVANI VIDİYALA**, as joint tenants with right of survivorship and not as tenants in common, their heirs/successors the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **RAJA SEKHAR SIVARATHRI AND JYOTSNA SRAVANI VIDİYALA**, whose address is **6125 Alsace Lane, Indian Land, SC 29707** as joint tenants with right of survivorship and not as tenants in common, their heirs/successors and assigns the following described property to wit:

See Exhibit A attached hereto and incorporated
herein by reference.

The within described property is conveyed subject to existing easements and to restrictive covenants, if any, appearing in the chain of title or apparent upon a reasonable inspection of the premises, which said restrictions, if any, are not intended to be reimposed hereby.

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 said premises before mentioned unto the said **RAJA SEKHAR SIVARATHRI AND JYOTSNA SRAVANI VIDİYALA**, as joint tenants with right of survivorship and not as tenants in common, their heirs/successors and assigns forever.

And the said TOLL SOUTHEAST LP COMPANY, INC do hereby bind themselves and their successors, to warrant and forever defend all and singular the said premises unto the said **RAJA SEKHAR SIVARATHRI AND JYOTSNA SRAVANI VIDİYALA**, as joint tenants with right of survivorship and not as tenants in common, their heirs/successors and assigns forever.

IN WITNESS WHEREOF, TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, have caused these presents to be executed in their names, this 14 day of November, in the year of our Lord two thousand twenty two (2022) and in the two hundred and forty fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Toll Southeast LP Company, Inc. a
Delaware Corporation

By: [Signature]
Lisa Maynard-Diggs, Authorized
Representative and Signor

First Witness: Nicole McMillan

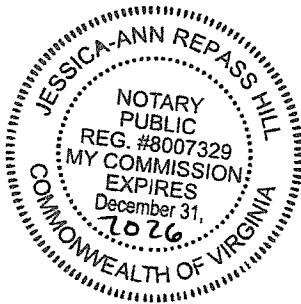
Second Witness: Jessica Ann Repass Hill

PERSONALLY APPEARED before me the undersigned witness, who, in oath, says that (s)he saw the within names LISA MAYNARD-DIGGS, authorized Representative and Signor for TOLL SOUTHEAST LP COMPANY, INC., sign the within Deed and, as their act and deed deliver the same, and that (s)he along with Jessica Ann Repass Hill (Second Witness), witnessed the execution thereof.

Nicole McMillan
First Witness

SWORN to before me
this 14 day of November, 2022.

Jessica Ann Repass Hill
Notary Public for 8007329
Commission Expires: 12/31/2026



Grantee Address:

EXHIBIT A

Property Description

BEING all of Lot 109 of that certain subdivision known as “Ridgecrest, Phase 1”, recorded in Plat Book 2022, Pages 158 and 435 in the Office of the Clerk of Court for Lancaster County, South Carolina.

Derivation: Being a portion of that certain property conveyed by Deed from Chateau Ridge, LLC to Toll Southeast LP Company, Inc. dated 10/27/2020 recorded 11/5/2020 at Deed Book 1380 at Page 220 in the Office of the Clerk of Court for Lancaster County, South Carolina.

Property Address: 6125 Alsace Lane, Indian Land, SC 29707

OFFICER'S CERTIFICATE

**TOLL SOUTHEAST LP COMPANY, INC.
TOLL NC I LLC**

Date: July 25, 2022

I, Kenneth J. Greenspan, Vice President and Assistant Secretary of Toll Southeast LP Company, Inc., a Delaware corporation, and Toll NC I LLC, a North Carolina limited liability company (collectively, the "Companies"), do hereby certify and confirm the following:

1. The following officers are duly appointed to the offices next to their names and each of them is individually authorized, empowered and directed to execute and deliver, for and on behalf of each of the Companies, (i) any performance agreement, bond, escrow agreement, easement, permit application, license application, deed, record plat and any and all documents which may be required by various governmental municipalities and agencies; (ii) any agreement, easement and any and all related documents which may be required by utility companies and (iii) any agreement, deed or document with respect to the sale and conveyance of individual homes, lots or units owned by each of the Companies, upon such terms and conditions as they deem appropriate and in the best interest of each of the Companies:

David E. Kelly	Division President
Jaime A. Pou	Division President
Edward B. (Ted) Pease	Division Senior Vice President
Ryan D. Switzer	Vice President

2. The following officers are duly appointed to the offices next to their names and each of them is individually authorized, empowered and directed to execute and deliver, for and on behalf of each of the Companies, (i) any performance agreement, bond, escrow agreement, easement, permit application, license application, deed, record plat and any and all documents which may be required by various governmental municipalities and agencies and (ii) any agreement, easement and any and all related documents which may be required by utility companies, upon such terms and conditions as they deem appropriate and in the best interest of each of the Companies:

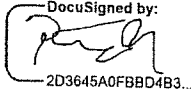
David Pitts	Vice President
Perry Verille	Vice President

3. Michael Winn is an authorized representative of each of the Companies, and he is individually authorized, empowered and directed to execute and deliver, for and on behalf of each of the Companies, agreements of sale and any and all related documents with respect to the sale of individual homes or units owned by each of the Companies, upon such terms and conditions as he deems appropriate and in the best interest of each of the Companies.
4. Vice Presidents of Sales, including Joshua Riley, are individually authorized, empowered and directed to execute and deliver, for and on behalf of each of the Companies, any agreement, deed or document with respect to the sale of individual homes or units owned by each of the Companies, upon such terms and conditions as they deem appropriate and in the best interest of each of the Companies.
5. Area Sales Managers, including Larry Breneman, are appointed as authorized representatives of each of the Companies, and they are individually authorized, empowered and directed to execute and deliver, for and on behalf of each of the Companies, agreements of sale and any and all related documents with respect to the sale of individual homes or units owned by each of the Companies, upon such terms and conditions as they deem appropriate and in the best interest of each of the Companies.
6. Senior Design Studio Managers, including Deanna Stanley, and Design Studio Managers are appointed as authorized representatives of each of the Companies, and they are individually authorized, empowered and directed to execute and deliver, for and on behalf of each of the Companies, change orders to agreements of sale with respect to the sale of individual homes or units owned by each of the Companies, upon such terms and conditions as they deem appropriate and in the best interest of each of the Companies.
7. Stacey A. Rothaus is a duly appointed Vice President, and Colleen Connolly is a duly appointed Assistant Vice President, of each of the Companies, and each of them is individually authorized, empowered and directed to execute and deliver, for and on behalf of each of the Companies, Special Warranty Deeds and all closing disclosures, including, but not limited to, (i) Buyer's Closing Disclosures; (ii) Seller's Closing Disclosures; (iii) Combined Closing Disclosures; (iv) ALTA Settlement Statements and all other documents necessary to effectuate settlement, including, but not limited to, Builder's Warranties, Owner's Affidavits and Seller Acknowledgments.
8. Carrie Loughlin and Lisa Maynard-Diggs are appointed as authorized representatives of each of the Companies, and each of them is individually authorized, empowered and directed to execute and deliver, for and on behalf of each of the Companies, Special Warranty Deeds and all closing disclosures, including, but not limited to, (i) Buyer's Closing Disclosures; (ii) Seller's Closing Disclosures; (iii) Combined Closing Disclosures; (iv) ALTA Settlement Statements and all other documents necessary to effectuate settlement, including, but not limited to, Builder's Warranties, Owner's Affidavits and Seller Acknowledgments.

9. Amy Leitao is appointed as an authorized representative of each of the Companies, and she is individually authorized, empowered and directed to execute and deliver, for and on behalf of each of the Companies, all closing disclosures, including, but not limited to, (i) Buyer's Closing Disclosures; (ii) Seller's Closing Disclosures; (iii) Combined Closing Disclosures; (iv) ALTA Settlement Statements and all other documents necessary to effectuate settlement, including, but not limited to, Builder's Warranties, Owner's Affidavits and Seller Acknowledgments.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Officer's Certificate
as of the date first written above.

By:  2D3645A0FBBD4B3...

Kenneth J. Greenspan
Vice President and Assistant Secretary