

LANCASTER COUNTY ASSESSOR

Tax Map:

0087M 0C 040 00

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

Auditor, Lancaster County, SC

Stephanie C. Knight

Prepared By:

24 Hour Closing
1320 Matthews-Mint Hill Road
Matthews, NC 28105

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

2023003597
DEED
RECORDING FEES \$15.00
STATE TAX \$694.20
COUNTY TAX \$293.70
PRESENTED & RECORDED:
03-23-2023 12:48:19 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: STEPHANIE KNIGHT
BK: DEED 1649
PG: 200 - 202

GENERAL 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 **Brockport Investments, LLC**, a North Carolina limited liability company, in the State aforesaid, for and in consideration of the sum of TWO HUNDRED SIXTY SEVEN THOUSAND AND NO/100 DOLLARS (\$267,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Brandon C. Edgerton and Claire Robertson, as joint tenants with rights of survivorship and not as tenants in common

All Grantor's right, title and equitable or legal interest in and to:

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

Lancaster County Tax Map No.: 0087M-0C-040.00

Property Address: 2515 Tully Court, Lancaster, SC 29720

Grantor Address: 6324 Pepperwich Place, Charlotte, NC 28277

Grantee Address: 2515 Tully Court, Lancaster, SC 29720 This

conveyance is made SUBJECT TO:

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 Grantee, and Grantee's heirs and assigns forever.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of **Chong En Lin** and **Vincent Mingshen Wu**, as members of **Brockport Investments LLC** this **17th day of March** and in the year of our Lord, Two Thousand and Twenty-Three (2023) and in the Two Hundred Forty Seventh (248th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of:

Kim Ball
Witness No. 1
[Signature]
Witness No. 2 (NOTARY)

Brockport Investments LLC

[Signature]
Chong En Lin, Member

[Signature]
Vincent Mingshen Wu, Member

STATE OF North Carolina

County OF Mecklenburg

I, *Ian Stevens*, a Notary Public for the County of *Mecklenburg* and State of North Carolina, do hereby certify that **Chong En Lin, Member of Brockport Investments LLC** and **Vincent Mingshen Wu, Member of Brockport Investments LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of March, 2023.

[Signature]
Notary Public

My Commission Expires: *07/14/2026*

(SEAL)

Ian Stevens
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires July 14, 2026

Exhibit "A"

All that certain piece, parcel or lot of land together with any improvements thereon, lying, being and situate in Lancaster County, State of South Carolina, located in Smokerise Subdivision, fronting on Tully Court and being shown, described and designated as Lot No. 60, containing 0.35 acre, more or less, on plat of survey entitled 'SURVEYED FOR BILLY H. McINTYRE' made by Precision Surveying Inc. dated April 19, 2005 and recorded as Plat No. 2005-245 in the Register of Deeds Office for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Property Address: 2515 Tully Court, Lancaster, SC 29720
Parcel ID: 0087M-0C-040.00

DERIVATION:

This being the same property conveyed to Brockport Investments LLC by Warranty Deed of Justin Bryan Altman dated December 8, 2022 and recorded in Book 1616, Page 32, Lancaster County, South Carolina on December 09, 2022 at 11:55 AM.

Lancaster County Tax Map No.: 0087M-0C-040.00

Common Address: 2515 Tully Court, Lancaster, SC 29720