RECORDED THIS 26th DAY OF JULY, 2024 IN BOOK 00 PAGE 00

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Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR Tax Map: 0008J 0A 008 00 0008J 0A 020 00

Recording Requested By and When Recorded, Return to Southern Law Group 568 Savannah Hwy., Suite A Charleston, SC 29407 (Above the line is for recorder's use)

LANCASTER COUNTY, SC RECORDING FEES DEED \$15.00 STATE TAX \$1331.20 COUNTY TAX \$563.20 PRESENTED & RECORDED 09:31:07 AM 07-26-2024 BRITTANY GRANT REGISTER OF DEEDS LANCASTER, COUNTY SC By: STEPHANIE KNIGHT BK:DEED 1814 PG:252-255

STATE OF SOUTH CAROLINA	)	
	)	TITLE TO REAL ESTATE
COUNTY OF LANCASTER	)	

KNOW ALL MEN BY THESE PRESENTS, that Paul Schottland ("Grantor"), in consideration of the sum of five hundred twelve thousand AND NO/100THS DOLLARS (\$512,000.00), to the Grantor in hand paid at or before the sealing of these presents by Sergey Alexandrovich Kalashnik and Yana Kalashnik ("Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, SUBJECT TO the restrictions, exceptions, and limitations as set forth hereinafter, if any, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Sergey Alexandrovich Kalashnik and Yana Kalashnik as Joint Tenants with Rights of Survivorship and NOT as Tenants in Common, his/her/their/its Successors, Heirs, and Assigns, forever in fee simple, the following described property to-wit:

## SEE ATTACHED EXHIBIT "A"

**SUBJECT TO** any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the property.

**BEING** the same property conveyed to Paul Schottland by deed of OFFERPAD (SPVBorrower1), LLC a Delaware limited liability company dated November 3, 2021 and recorded on November 4, 2021 in Deed Book 1487, Page 120 in the Lancaster County Register of Deeds.

Grantee's Address: 9324 Pinto Court, Indian Land, SC 29707

Tax Parcel Number: <u>008J-0A-008.00</u> and <u>008J-0A-020.00</u>

**TOGETHER WITH** all and singular the rights, members, hereditaments and appurtenances to said premises belonging or appertaining thereto.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee and the Grantee's successors, heirs, and assigns forever. AND the Grantor does hereby bind the Grantor and the Grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors, heirs, and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference in this instrument to the singular shall include the plural and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS my hand and seal this the	2024.
SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:  Paul Schottland	
WITNESS 1	Briling Gwalle WITNESS 2/NOTARY
STATE OF TEGAS  COUNTY OF DALLAS	) ACKNOWLEDGEMENT )
Schottland, Grantor, personally appear	County aforesaid, do hereby certify that <b>Paul</b> ed before me on this the <u>IB</u> day of wledged the due execution of the foregoing
Powhera Swalson  Notary Public for the State of Texas  My Commission Expires: 4   15/202 8  [SEAL]	BARBARA F. WALDON Notary Public, State of Texas

Notary ID 7447989

## **EXHIBIT "A"**

Grantee Address: 9324 Pinto Court, Fort Mill, SC 29707

Property Description: All Grantor's right, title and equitable or legal interest in and to: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, BEING AND SITUATE ON THE SOUTHEASTERN SIDE OF PINTO COURT, IN INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, AND BEING DESIGNATED AS LOTS 9 AND 9-A OF BLACK HORSE RUN II AS SHOWN ON PLAT #1067-A, AND MORE PARTICULARLY SHOWN ON BOUNDARY AND PHYSICAL SURVEY OF PROPERTY OF MICHAEL J FRATUS AND WIFE, SHARON, PREPARED BY A. ALAN WALLWORK, SCRLS, DATED MAY 30, 1996, AND RECORDED AS PLAT #16657 IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY, SOUTH CAROLINA, AND BEING MORE FULLY DESCRIBED ACCORDING TO SAID PLAT, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN EDGE OF THE CUL-DE-SAC OF PINTO COURT 215.63 FEET, MORE OR LESS, FROM HORSESHOE CIRCLE AND LOCATED AT THE JOINT FRONT CORNER OF LOTS 9 AND 10, AND RUNNING THENCE ALONG THE EDGE OF THE CUL-DE-SAC OF PINTO COURT IN A COUNTERCLOCKWISE CURVING DIRECTION FOR AN ARC DISTANCE OF 114.66 FEET (RADIUS EQUALS 50.00 FEET) TO A POINT AT THE JOINT FRONT CORNER OF LOTS 8 AND 9; THENCE RUNNING ALONG THE LINE DIVIDING SAID LOTS, N. 71-14-46 E. 224.91 FEET TO A POINT ON THE WESTERN EDGE OF A 20' EQUESTRIAN RIGHT OF WAY RUNNINGBETWEEN LOTS 9 AND 9-A; THENCE RUNNING ACROSS SAID EQUESTRIAN RIGHT OF WAY N.71-14-46 E. 20.44 FEET TO A POINT; THENCE RUNNING ALONG THE LINE DIVIDING LOTS 8-A AND 9-A, N. 71-14-46 E. 176.34 FEET TO A POINT; THENCE RUNNING S. 12-35-52 E. 221.13 FEET TO A POINT ON THE WESTERN EDGE OF S. C. ROAD #92; THENCE RUNNING ALONG THE EDGE OF SAID ROAD S. 00-09-02 W. 7.03 FEET TO A POINT; THENCE RUNNING ALONG THE LINE DIVIDING LOTS 9-A AND 11-A S. 77-49-00 W. 194.81 FEET TO A POINT ON THE EASTERN EDGE OF ABOVE REFERENCED 20° EQUESTRIAN RIGHT OF WAY: THENCE RUNNING ACROSS SAID RIGHT OF WAY S. 77-49-00 W. 20.09 FEET TO A POINT; THENCE RUNNING ALONG THE LINE DIVIDING LOTS 9 AND 11, S. 77-49-00 W. 152,49 FEET TO A POINT: THENCE RUNNING ALONG THE LINE DIVIDING LOTS 9 AND 10, N. 55-11-00 W. 200,00 FEET TO THE POINT OF BEGINNING: SAID LOT 9 CONTAINING 0.99 ACRE AND LOT 9-A CONTAINING 0.93 ACRE.

This form is a basic form intended for use only by South Carolina licensed attorneys. Use by others may constitute the unauthorized practice of law.

STAT	TE OF SOUTH CAROLINA	)	DEED AFFIDAVIT	
COU	NTY OF LANCASTER	j		
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:				
I.	I have read the information on this A		Alexandrovich	
2.	The property is being transferred by the Kalashnik and on this the 1841 day of	e Paul Schottland t	o Sergey Kalashnik and Yana , 2024.	
3.	Check one of the following: The de  (a) x subject to the deed recording for money or money's worth.  (b) subject to the deed recording for other entity and a stockholder, partner, a distribution to a trust beneficiary.  (c) EXEMPT from the deed recording for exempt, please skip items 4-6 and go to I	e as a transfer for conce as a transfer between or owner of the entity or owner of the entity or owner of the entity of the because (I	een a corporation, a partnership ty, or is a transfer to a trust or as Explanation, if required: n/a If	
4.	Check one of the following if either  (a) x The fee is computed on the coworth in the amount of \$512,000.00.  (b) The fee is computed on the fair (c) The fee is computed on the fair tax purposes which is n/a	nsideration paid or to market value of the re	o be paid in money or money's ealty, which is n/a	
5.	Check YES or NO x to the follower tenement or realty before the transfer and transfer. If "YES", the amount of the out	d remained on the la	nd, tenement or realty after the	
6.	(b) 0.00 the amou	nt listed in Item #4 at nt listed on Item #5 a	pove bove (no amount, please zero) (a) and place the result here.	
7.	As required by Code Section 12-24-70 connected with the transaction as Granton	I state that I am a Grantee, or Legal F	a responsible person who was Representative (Circle One).	
8,	I understand that a person required to fu fraudulent affidavit is guilty of a misden than one thousand dollars or imprisoned	leanor and, upon con	viction, must be fined not more	
pur	N to before me this the 1.8 day of		Granton Grantee or Legal e (Please Circle One)  Sch 2 24 (24)	
	nmission Expires: 4/15/2028	Print Name	- CIL TTI OUD	