

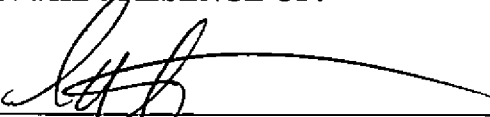
TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or appertaining thereto.

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.

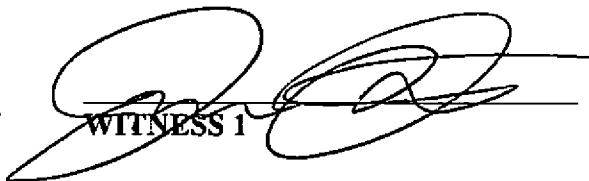
Any reference in this instrument to the singular shall include the plural and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS my hand and seal this the 18 day of July, 2024.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:



Paul Schottland



WITNESS 1




WITNESS 2/NOTARY

STATE OF TEXAS)
)
COUNTY OF DALLAS)

ACKNOWLEDGEMENT

I, a Notary Public for the State and County aforesaid, do hereby certify that **Paul Schottland**, Grantor, personally appeared before me on this the 18 day of July, 2024, and acknowledged the due execution of the foregoing instrument.



Notary Public for the State of TEXAS
My Commission Expires: 4/15/2028

[SEAL]

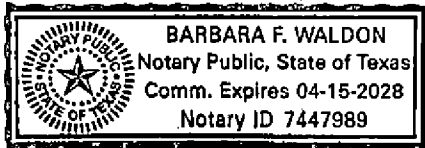


EXHIBIT "A"

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 RUNNING BETWEEN 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.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

DEED
AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information. (2)
2. The property is being transferred by the Paul Schottland to Sergey ^{Alexandrovich} Kalashnik and Yana Kalashnik and on this the 18th day of July, 2024.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$512,000.00.
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO x to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$512,000.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$512,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor, Grantee, or Legal Representative (Circle One).
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.

SWORN to before me this the 18 day of July, 2024.

Paulina D. Waldon
NOTARY PUBLIC FOR TEXAS
My Commission Expires: 11/15/2028
[SEAL]

[Signature]
Signature of Grantor, Grantee or Legal Representative (Please Circle One)
Paul Schottland
Print Name

