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

Sugar C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR Tax Map: 0006D 0B 060 00 Prepared By:

Hankin & Pack, PLLC 5955 Carnegie Boulevard, Suite 350 Charlotte, NC 28209

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

LANCASTER COUNTY, SC

2024008884 DEED
RECORDING FEES \$15.00
STATE TAX \$2111.20
COUNTY TAX \$893.20
PRESENTED & RECORDED
07-26-2024 01:13:18 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
BY: CANDICE PHILLIPS
BK:DEED 1814 PG:302-305

LIMITED 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, Toll Southeast LP Company, Inc., a Delaware Corporation (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of EIGHT HUNDRED ELEVEN THOUSAND NINE HUNDRED SIXTY AND 00/100 DOLLARS (\$811,960.00), 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:

Zachary Allyn Swartz and Lindsey Nicole Swartz, as joint tenants with rights of survivorship, and not as tenants in common (hereinafter "Grantee")

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

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying, and being in the County of Lancaster, State of South Carolina, being shown and designated as Lot 60 on a plat entitled "Ridgecrest, Phase 1, Map 2" by Yarbrough-Williams & Houle, Inc., dated October 26, 2023 and recorded November 22, 2023 in the Office of the Register of Deeds for Lancaster County in Plat Book 2023 at Page 458.

Being a portion of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation by deed from Chateau Ridge, LLC, a South Carolina limited liability company dated October 27, 2020 and recorded November 5, 2020 in Book 1380 Page 220, Lancaster County Registry.

Lancaster County Tax Map No.: 0006-0B-060.00

Common Address: 4282 Tournette Drive, Indian Land, SC 29707

Grantee Address: 4282 Tournette Drive, Indian Land, SC 29707

This conveyance is made SUBJECT TO:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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 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.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

WITNESS the Hand and Seal of Toll Southeast LP Comday of June 2024.	pany, Inc., a Delaware Corporation this the 20
Signed, Sealed and Delivered in the presence of:	Grantor: Toll Southeast LP Company, Inc., a Delaware Corporation
(m)	(SEAL)
Witness No. 1	By: Lisa Maynard-Diggs Its: Authorized Signor
Witness No 2 (NOTARY)	
STATE OF Virginia	Acknowledgment
COUNTY OF Spotsylvania	SC Code 30 – 5 – 30
I, WE MOVE (Ga Notary Public for the that Lisa Maynard-Diggs personally appeared before Authorized Signor of Toll Southeast LP Company, Inc., a and being authorized to do so, she executed the foregoin	me this day and acknowledged that she is the a Delaware Corporation and as Authorized Signol
Witness my hand and official seal this <u>QD</u> day of	une 20 <u>24</u>
Printed or typed name of Notary	
My Commission Expires: 12 31 2027	
Julia M Echeverria NOTARY PUBLIC REGISTRATION # 8091537 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES December 31, 2027	

STATE OF SOUTH CAROLINA)	AFFIDAVIT FOR TAXABLE OR
COUNTY OF LANGACTED)	EXEMPT TRANSFERS
COUNTY OF LANCASTER	}	

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

- I have read the information on this Affidavit and I understand such information.
- The property is being transferred is located at 4282 Tournette Drive, Indian Land, SC 29707 bearing Lancaster County Tax Map Number 0006-0B-060.00, was transferred by Toll Southeast LP Company, Inc., a Delaware Corporation to Zachary Allyn Swartz and Lindsey Nicole Swartz, as joint tenants with rights of survivorship, and not as tenants in common on July 26, 2024
- 3. Check one of the following: The DEED is:
 - subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and b, a stockholder, partner, or owner of the entity, or is a transfer to a trust or a distribution to a trust beneficiary.
 - EXEMPT from the deed recording fee because (see information section of affidavit): Ċ. (If exempt, please skip items 4-7 and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ___ or No ξ

- Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - ξ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$811.960.00
 - The fee is computed on the fair market value of the realty which is \$00.00.
 - The fee is computed on the fair market value of the realty as established for property tax purposes which is \$00.00.
- Check YES or NO XX 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 encumbrance is \$
- The deed recording fee is computed as follows:
 - Place the amount listed in item 4 above here:

811.960.00

Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)

0.00

Subtract Line 6(b) from Line 6(a) and place the result here:

- 7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$3,004.40
- As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
- 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.

\$

Subscribed and sworn to before me this 26 of

THE PROPERTY OF THE PARTY OF TH MICHAEL J KIPKE NOTARY PUBLIC Union County North Carolina

My Commission Expires 4/18/2028