2024008906 DEED RECORDING FEES \$15.00 STATE TAX \$1549.60 COUNTY TAX \$655.60 PRESENTED & RECORDED 07-26-2024 03:33:50 PM BRITTANY GRANT

LANCASTER COUNTY, SC

OF JULY, 2024 IN BOOK 00 PAGE 00

REGISTER OF DEEDS RECORDED THIS 29th DAY LANCASTER, COUNTY SC BK:DEED 1814 PG:342-345

LANCASTER COUNTY ASSESSOR Tax Map: 0003A 0A 005 00

Prepared By:

Jugar M. Dathsul

Auditor, Lancaster County, SC

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

STATE OF SOUTH CAROLINA LIMITED WARRANTY DEED) COUNTY OF LANCASTER

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 FIVE HUNDRED NINETY FIVE THOUSAND NINE HUNDRED NINETY AND 00/100 DOLLARS (\$595,990.00), 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:

> Deborah Ann Carr (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 5 on a plat entitled "The Pines-Sugar Creek, Phase 1, Map 1" by ESE of North Carolina, PC dated September 6, 2023 and recorded December 15, 2023 in the Office of the Register of Deeds for Lancaster County in Plat Book 2023 at Page 505.

Being a portion of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation by Quit Claim Deed from Pines Sugar Creek Development, LLC a Delaware Limited Liability Company, dated December 3, 2021, recorded December 6, 2021 in Book 1496, Page 265, and by Limited Warranty Deed from Pines Sugar Creek Development, LLC a Delaware Limited Liability Company, dated December 3, 2021, recorded on December 6, 2021 in Book 1496, at Page 257.

Lancaster County Tax Map No.: 0003A-0A-005.00

Common Address: 3718 Blue Pine Drive, Indian Land, SC 29707

Grantee Address: 3718 Blue Pine 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 Juve, 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				
(Jan)	(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, Live M E CON C (Ga Notary Public for the State and County above listed, do hereby certify that Lisa Maynard-Diggs personally appeared before me this day and acknowledged that she is the Authorized Signor of Toll Southeast LP Company, Inc., a Delaware Corporation and as Authorized Signor and being authorized to do so, she executed the foregoing instrument on behalf of the Corporation.					
Witness my hand and official seal this <u>QD</u> day of	une 20 <u>24</u>				
My Commission Expires: 12 31 2027					
Julia M Echeverria NOTARY PUBLIC REGISTRATION # 8091537 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES December 31, 2027					

ST	ATE OF SOUTH CAROLINA) AF	FIDAVIT FOR	TAXABLE OR		
CC	UNTY OF LANCASTER)	EVERIL 1 11	MITO LINO		
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.	The property is being transferred is located at 3718 Blue Pine Drive, Indian Land, SC 29707 bearing Lancaste County Tax Map Number 0003A-0A-005.00, was transferred by Toll Southeast LP Company, Inc., a Delaware Corporation to Deborah Ann Carr on July 26, 2024					
 Check one of the following: The DEED is: a. ξ subject to the deed recording fee as a transfer for consideration paid or to be paid in money worth. 						
	b. subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity a stockholder, partner, or owner of the entity, or is a transfer to a trust or a distribution to a trust benefic c. EXEMPT from the deed recording fee because (see information section of affidavit): (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 relationship exist at the time of the original sale and was the purpose of this relationship to purchase Check Yes $__$ or No ξ						
4.	Check one of the following if either item 3(a) or item 3(b) above has been checked. (See information section o this affidavit):					
	 a. ξ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$595,990.00 					
	 b. The fee is computed on the fair market value of the realty which is \$00.00. c. The fee is computed on the fair market value of the realty as established for property tax purposes which is \$00.00. 					
5.	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 \$					
6.	The deed recording fee is computed as follows:					
	 a. Place the amount listed in item 4 above here: b. Place the amount listed in item 5 above here: 		\$	595,990.00 0.00		
	(If no amount is listed, place zero here.) c. Subtract Line 6(b) from Line 6(a) and place the		\$.	595,990.00		
7.	The deed recording fee is based on the amount		above and the	·		
	\$2,205.20 As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney					
9.	I understand that a person required to furnish this guilty of a misdemeanor and, upon conviction, must make the one week or both	affidavit who willfull ust be fined not mor	ly furnishes a fa e than one tho	alse or fraudulent affidavit is		

Subscribed and sworn to before me this $\underline{\mathcal{SU}}$ of

not more than one year, or both.

KARA MAUREEN PORELL Notary Public, North Carolina Mecklenburg County My Commission Expires 05/09/2028