

LANCASTER COUNTY, SC	
2024008916	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1271.40
COUNTY TAX	\$537.90
PRESENTED & RECORDED	
07-26-2024	04:17:12 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: CANDICE PHILLIPS	
BK:DEED 1815 PG:43-46	

LANCASTER COUNTY ASSESSOR

**Tax Map:
0003H 0A 011 00**

Prepared By:
Costner Law Office, PLLC
7400 Carmel Executive Park, Suite 200
Charlotte, NC 28226

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

**TITLE TO REAL ESTATE
SPECIAL 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, **Taylor Morrison of Carolinas, Inc., a North Carolina corporation** duly organized and existing under the laws of the United States of America or the State in which it was organized, with a mailing address of 11405 N. Community House Rd., Suite 150, Charlotte, NC 28277, herein referred to as Grantor(s) for and in consideration of the sum of FOUR HUNDRED EIGHTY-EIGHT THOUSAND FIVE HUNDRED FORTY AND NO/100 DOLLARS (\$488,540.00) paid by **Ajamu H Stoner** HEREIN REFERRED TO AS Grantee(s), in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said:

Ajamu H Stoner

Grantee(s), and to the heirs and assigns of said Grantee(s), the following described real estate situated in the County of Lancaster of South Carolina, to wit:

All that piece, parcel or lot of land lying and being situate in Lancaster County, South Carolina and being all of Lot 11 as shown on plat "The Ridge at Sugar Creek Subdivision, Phase 1" and being recorded in Plat Book 2024 at Pages 33-37 in the Office of the Register of Deeds for Lancaster County, South Carolina.

DERIVATION: Being a portion of the property conveyed unto Taylor Morrison of Carolinas, Inc., a North Carolina corporation by deed from Pines Sugar Creek Development, LLC, a Delaware limited liability company dated February 16, 2024 and recorded February 16, 2024 in Book 1758, Page 283 in the Lancaster County Register of Deeds Office.

**RECORDED THIS 29th DAY
OF JULY, 2024
IN BOOK 00 PAGE 00**

Lancaster County Tax Map No.: 0003H-0A-011

Property Address: 1150 Lost Cove Road, Indian Land, SC 29707

Grantee Address: 1150 Lost Cove Road, Indian Land, SC 29707 Auditor, Lancaster County, SC

Suzette C. Mung

This conveyance is made SUBJECT TO:

(i) taxes and assessments not yet due or payable; (ii) the restrictive covenants for the Community; (iii) all matters affecting the Property shown on the recorded plat/map for the Community; (iv) water, oil, gas and mineral rights reserved in the Deed or previously reserved or conveyed; (v) all easements, covenants, restrictions, encumbrances and other matters of record affecting the Property; (vi) all matters and conditions shown on the survey or that would be revealed by an accurate survey or inspection of the Property; and (vii) all rights and easements reserved herein.

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 premises before mentioned unto the said Grantee(s) and to the heirs successors and assigns of said Grantee(s) 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.

*** THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY ***

WITNESS the Hand and Seal of Taylor Morrison of Carolinas, Inc., a North Carolina corporation this 22 day of JULY, 2024.

Signed, Sealed and Delivered
in the presence of:

Melicia Lynn
Witness No. 1

Shenita D Benton
Witness No. 2 (NOTARY)

Taylor Morrison of Carolinas, Inc., a North Carolina corporation

BY: Steve Paul
Steve Paul
Vice President

State of North Carolina
County of Mecklenburg

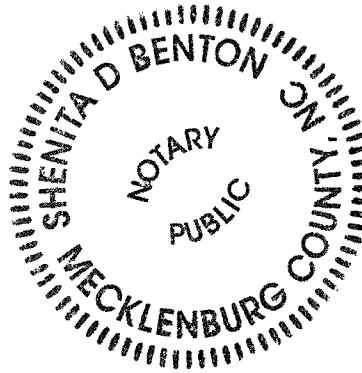
I, Shenita D. Benton, a Notary Public for the said County and State, do hereby certify that Steve Paul personally appeared before me this day and acknowledged that he is the Vice President of Taylor Morrison of Carolinas, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 22 day of July, 2024.

Shenita D Benton Notary Public

Shenita D. Benton
Notary's Printed or Typed Name

My Commission Expires:

January 18, 2027



STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

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 1150 Lost Cove Road, Indian Land, SC 29707 bearing Lancaster County Tax Map Number , was transferred by Taylor Morrison of Carolinas, Inc., a North Carolina corporation to Ajamu H Stoner on .7/26/2024 / 0003H-0A-011
3. Check one of the following: The DEED is:
 - a. 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 a distribution to a trust beneficiary.
 - 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 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

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - a. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$488,540.00.
 - b. The fee is computed on the fair market value of the realty which is \$488,540.00.
 - c. The fee is computed on the fair market value of the realty as established for property tax purposes which is \$488,540.00.
5. Check YES or NO 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:	\$ <u>488,540.00</u>
b. Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$ <u>0.00</u>
c. Subtract Line 6(b) from Line 6(a) and place the result here:	\$ <u>488,540.00</u>
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,809.30.
8. 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 affidavit who wilfully 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.

Responsible Person Connected with the Transaction

John Downer

Print or Type Name Here

Subscribed and sworn to before me this 26th day of July, 2024.

By John Downer
[Signature]
Notary Public

