

LANCASTER COUNTY, SC	
2024013270	DEED
RECORDING FEES	\$15.00
STATE TAX	\$3786.90
COUNTY TAX	\$1602.15
PRESENTED & RECORDED	
10-29-2024	08:37:38 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1849	PG:146-150

Prepared by:
 Swindell & Visalli, PLLC (KW)
 When recorded, return to:
 Grantee

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

KNOW ALL BEFORE WHOM THESE PRESENTS MAY COME that **YDG DOBY'S BRIDGE LAND, LLC**, a **North Carolina limited liability company** (“Grantor”), for and in consideration of the sum of [See Affidavit of Consideration], in hand well and truly paid by **JOHN T. ALEXANDER, Jr.** (“Grantee”), whose mailing address is 300 E. Broad Street, Statesville, NC 28687, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, subject to the terms and conditions set forth herein, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the said Grantee, its successors and assigns forever, the following property (the “Property”), to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Subject only to the matters set forth on Exhibit “B” attached hereto and incorporated herein (the “Permitted Exceptions”).

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

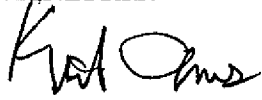
TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, SUBJECT TO the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

[SIGNATURE PAGE FOLLOWS]

Signed, sealed and delivered on this 24th day of October, 2024.

WITNESSES:




Witness No. 1 signature
Printed Name: Kirstin Ames



Witness No. 2 signature
Printed Name: Robin Henderson

GRANTOR:

YDG DOBY'S BRIDGE LAND, LLC,
A North Carolina limited liability company

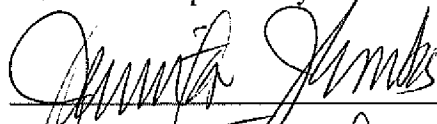

By: Doug, Baumgartner, Its Sole Member

STATE OF South Carolina)
COUNTY OF Lancaster)

ACKNOWLEDGMENT

I Jennifer J. Embs, a Notary Public for the state and county aforesaid, do hereby certify that Doug Baumgartner, acting in his capacity as Member/manager of YDG Doby's Bridge Land, LLC, a North Carolina limited liability company (the "Company"), personally appeared before me this day and acknowledged before me the due execution of the foregoing instrument as the act and deed of the Company for the purposes stated in the instrument and he/she is personally known to me.

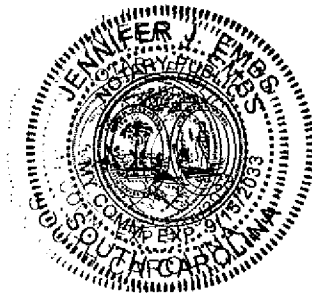
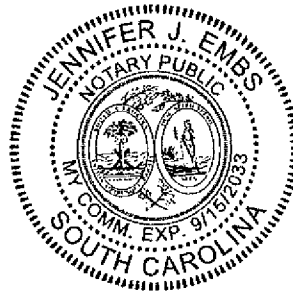
Witness my hand and official seal
this 24 day of October, 2024


Printed Name: Jennifer J. Embs

Notary Public for South Carolina

My Commission Expires: 9-15-2033

[NOTARY SEAL]



Title To Real Estate

Exhibit "A" to Deed

Property Description

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Beginning at a point at the intersection of the right-of-way of U.S. Highway 521 (Public R/W Varies) and Doby's Bridge Road (Public R/W Varies); Thence with the right-of-way of Doby's Bridge Road the following three (3) courses and distances:

- 1) S. 58-13-27 W. 47.82 feet to a #4 rebar;
- 2) With a curve to the right having a radius of 190.00 feet, an arc length of 175.33 feet (subtended by a chord S. 84-39-38 W. 169.18 feet) to a #4 rebar;
- 3) With a curve to the right having a radius of 1595.49, an arc length of 54.26 feet (subtended by a chord N. 67-55-44 W. 54.26 feet) to a #4 rebar, a common corner with lands now or formerly of Gate Petroleum Company (Deed Book 679, Page 296);

Thence with the shared line of Gate Petroleum N. 45-57-19 E. 249.14 feet to a #4 rebar on the right-of-way of U.S. Highway 521; Thence with the right-of-way of U.S. Highway 521 with a curve to the left having a radius of 1992.06 feet, an arc length of 172.55 feet (subtended by a chord S. 27-44-33 E. 172.50 feet) to a point returning to the Point and Place of Beginning, and containing 0.630 acres, (27,465 square feet) more or less.

Being shown on that certain ALTA/NSPS Land Title Survey entitled "Doby's Bridge Development Undeveloped Parcels" by The ISAACS Group dated March 26, 2018 with File #18063-ALTA.

TOGETHER WITH the rights and easements applicable to the Property as set forth in that Easement Agreement by and between TWAS Properties LLC and YDG Doby's Bridge Land, LLC, dated August 28, 2023, recorded August 31, 2023, in Book 1704 at Page 132, Office of the Register of Deeds for Lancaster County, South Carolina.

Derivation: This being a portion of the property conveyed to YDG Doby's Bridge Land, LLC, a North Carolina limited liability company by deeds from: Doby's Bridge Road Development, LLC, a North Carolina limited liability company dated March 28, 2018 and recorded March 29, 2018 in Book 1128 at Page 47 in the office of the Register of Deeds for Lancaster County.

Tax Map Number: 0013-00-018.11

Exhibit "B" to Deed

Permitted Exceptions

1. Real property taxes and governmental assessments for the year 2025 and subsequent years, not yet due and payable;
2. Zoning Ordinances and other applicable laws;
3. Enforceable easements, covenants and restrictions of record; and
4. Matters that would appear on a current ALTA/NSPS survey of the Property.

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

Date of Transfer of Title/Closing Date: October 28, 2024

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 by YDG DOBY'S BRIDGE LAND, LLC, a North Carolina limited liability company to John T. Alexander, Jr.
3. The DEED is (check one of the following)
 - (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 as distribution to a trust beneficiary.
 - (C) EXEMPT from the deed recording fee because
(Explanation if required)
(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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,456,500.00
 - (B) The fee is computed on the fair market value of the realty which is \$ _____.
 - (C) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
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 balance of this lien or encumbrance is \$ _____.
6. The DEED Recording Fee is computed as follows:
 - (A) \$1,456,500.00 the amount listed in item 4 above
 - (B) \$ -0- the amount listed in item 5 above (no amount place zero)
 - (C) \$1,456,500.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$5,389.05.
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 for Seller
9. 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.

Seller:

Attorney for Seller

By: [Signature]
Name: DANIEL VISALLI
Title: ATTORNEY

SWINDELL & VISALLI, PLLC

Gary W. Swindell
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 14, 2028

SWORN to before me this 25
day of October, 2024.

Notary Public for NC
My Commission Expires: 6-14-28