

LANCASTER COUNTY, SC	
2024013279	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1392.30
COUNTY TAX	\$589.05
PRESENTED & RECORDED	
10-29-2024	08:43:22 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: DAVID HUGHES	
BK:DEED 1849 PG:215-218	

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

STATE OF SOUTH CAROLINA)	TITLE TO REAL ESTATE
)	SPECIAL 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, **KB Home Palmetto LLC** a Delaware limited liability company 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 4506 S. Miami Blvd., Suite 100, Durham, NC 27703, herein referred to as Grantor(s) for and in consideration of the sum of FIVE HUNDRED THIRTY-FIVE THOUSAND SIXTEEN AND NO/100 DOLLARS (\$535,016.00) paid by **Allison Williams** 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:

Allison Williams

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 24 as shown on Subdivision Plat entitled "Wilson Creek Single Family Phase 1" recorded in Plat Book 2024 at Pages 178-186 in the Office of the Register of Deeds for Lancaster County, South Carolina.

DERIVATION: This being a portion of the property conveyed to KB Home Palmetto LLC, a Delaware liability company by deed from Johnnie H. McCord dated December 21, 2021 and recorded December 22, 2021 in Book 1503, Page 87; deed from Wilson Acres, LLC, a North Carolina limited liability company dated December 21, 2021 and recorded December 22, 2021 in Book 1503, Page 95; deed from Adele W. Weir, as Trustee of the Adele W. Weir Revocable Declaration of Trust U/I DTD September 22, 2005, A/K/A Adele W. Weir, as Trustee of the Adele W. Weir Revocable Declaration of Trust U/I DTD February 10, 1999, as amended, dated December 21, 2021 and recorded December 22, 2021 in Book 1503, Page 106; deed from James and Barbara Wilson, L.L.C., a South Carolina limited liability company dated December 14, 2021 and recorded December 22, 2021 in Book 1503, Page 116; and deed from Leonard O. Wilson and Zaida D. Wilson, as Trustees of the Wilson Family Trust dated August 20, 2005, A/K/A Leonard O. Wilson and Zaida D. Wilson, Trustees of the Wilson Family Trust dated October 20, 2005,

dated December 21, 2001 and recorded December 22, 2021 in Book 1503, Page 128 in the Register of Deeds for Lancaster County.

Lancaster County Tax Map No.: 0013E-0C-024.00

Property Address: 8239 Cousins Court, Indian Land, SC 29707

Grantee Address: 8239 Cousins Court, Indian Land, SC 29707

This conveyance is made SUBJECT TO:

(i) any declarations, covenants, conditions, and/or restrictions affecting the Home; (ii) any existing easements and rights-of-way for roadways, drainage areas, canals, ditches, open areas, laterals, and public utilities; (iii) taxes, special assessments, and community facility assessments (if applicable); that are not delinquent; (iv) matters shown on the plat for the Community; (v) matters that a survey would show; (vi) all applicable zoning and building code requirements and any other governmental and quasi-governmental requirements; (vii) any outstanding mineral or royalty interests; (viii) any matters of record that do not materially and adversely affect the marketability of the Lot; (ix) any matters disclosed in any schedule to this Agreement or any portion of the Contract, or otherwise in connection with the Contract; and (x) any other matters set forth in any title insurance commitment or title report or opinion obtained by Buyer to the extent that Buyer does not object thereto within the time period specified in this Agreement (as applicable)

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 KB Home Palmetto LLC, a Delaware limited liability company this 28th
day of October, 2024.

Signed, Sealed and Delivered
in the presence of:

[Signature]

Witness No. 1

KB Home Palmetto LLC, a Delaware limited liability
company

[Signature]

Witness No. 2 (NOTARY)

BY: Bill Kiselick
Bill Kiselick

State of North Carolina
County of Mecklenburg

I, Kyra B Murphy, a Notary Public for the said County and State, do hereby certify
that Bill Kiselick personally appeared before me this day and acknowledged that he is the President of KB
Home Palmetto LLC, a Delaware limited liability company 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 28 day of October, 2024.

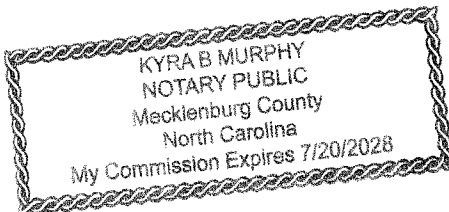
[Signature]

Notary Public

Kyra B Murphy

Notary's Printed or Typed Name

My Commission Expires:
7/20/28



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:

- I have read the information on this Affidavit and I understand such information.
- The property is being transferred is located at 8239 Cousins Court, Indian Land, SC 29707 bearing Lancaster County Tax Map Number ., was transferred by KB Home Palmetto LLC a Delaware limited liability company to Allison Williams on 10/28/24 T.M.J.H 0013E-0C-029.00

- 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 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): _____ (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

- Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$535,016.00.
 - The fee is computed on the fair market value of the realty which is \$535,016.00.
 - The fee is computed on the fair market value of the realty as established for property tax purposes which is \$535,016.00.

- 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 \$ _____.

- The deed recording fee is computed as follows:
 - Place the amount listed in item 4 above here: \$ 535,016.00
 - Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
 - Subtract Line 6(b) from Line 6(a) and place the result here: \$ 535,016.00

- The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,981.35.

- 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 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.

Subscribed and sworn to before me this 28 day of October 2024
Responsible Person Connected with the Transaction

B Kylea Murphy
Print or Type Name Here

[Signature]
Notary Public
7/19/2028

