

LANCASTER COUNTY, SC	
2024013276	DEED
RECORDING FEES	\$15.00
STATE TAX	\$928.20
COUNTY TAX	\$392.70
PRESENTED & RECORDED	
10-29-2024	08:39:19 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1849 PG:211-214	

Prepared By:
 Costner Law Office, PLLC
 7400 Carmel Executive Park, 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, **NVR, Inc., A Virginia 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 10710 Sikes Place, Suite 250, Charlotte, NC 28277, herein referred to as Grantor(s) for and in consideration of the sum of THREE HUNDRED FIFTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$357,000.00) paid by **Patricia Catalano and Peter Catalano** 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:

**Patricia Catalano and Peter Catalano
 As Joint Tenants with Rights of Survivorship and not as Tenants in Common**

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 60 of Rosegate Subdivision as shown on "Corrective Plat of Rosegate Subdivision, Map 3" and being recorded in in Plat Book 2024, Page 25, a revision of Plat Book 2023 at Page 15-16, in the Office of the Register of Deeds for Lancaster County, South Carolina.

DERIVATION: Being a portion/all of the property conveyed unto NVR, Inc., a Virginia corporation by deed of Rosegate at Lancaster, LLC, a South Carolina limited liability company dated July 10, 2024 and recorded July 10, 2024 in Book 1809, Page 19 in the Lancaster County Register of Deeds Office.

Lancaster County Tax Map No.: 0067B-0A-060.00
 Property Address: 462 Hollis Drive, Lancaster, SC 29720
 Grantee Address: 462 Hollis Drive, Lancaster, SC 29720

This conveyance is made SUBJECT TO:

The lien of ad valorem real property taxes and assessments for the current year and for subsequent years; all easements, covenants, conditions, restrictions and other agreements of record encumbering the property conveyed hereby and created or conveyed by the Grantor; all matters which would be disclosed by a recent and accurate survey of the property conveyed hereby; zoning, land use and building laws, regulations and ordinances.

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 NVR, Inc., A Virginia Corporation this 28 day of October, 2024.

Signed, Sealed and Delivered in the presence of:

Maryann Stewart
Witness No. 1
Amiey Frazier
Witness No. 2 (NOTARY)

NVR, Inc. A Virginia Corporation
BY: [Signature]
Jonathan Hess
Vice President/Division Manager

State of North Carolina

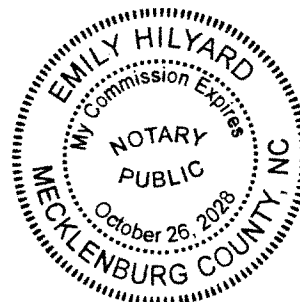
County of Mecklenburg

I, Emily Hilyard, a Notary Public for Mecklenburg County, North Carolina, do hereby certify that Jonathan Hess personally appeared before me this day and acknowledged that he is the Vice President/Division Manager of NVR, Inc., A Virginia 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 28 day of October, 2024.

Amiey Frazier Notary Public

Emily Hilyard
Notary's Printed or Typed Name

My Commission Expires:
10/26/2028



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 462 Hollis Drive, Lancaster, SC 29720 bearing Lancaster County Tax Map Number 0067B-0A-060.00 , was transferred by NVR, Inc., A Virginia Corporation to Patricia Catalano and Peter Catalano on October 28th, 2024 .
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 \$357,000.00.
 - 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 encumbrance is \$ _____.
6. The deed recording fee is computed as follows:

a. Place the amount listed in item 4 above here:	\$ <u>357,000.00</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>357,000.00</u>
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,320.90.
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.

Subscribed and sworn to before me this 28 day
of October 2024

[Signature]
Notary Public for:
Notary Printed Name:
My Commission Expires:

[Signature]
Responsible Person Connected with the Transaction
Myles Murphy
Print or Type Name Here

