

RECORDED THIS 14th DAY  
OF JULY, 2025  
IN BOOK 00 PAGE 00

*Augusta C. Murphy*

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:  
0030L 0G 020 00

Drawn By: McMillan, Psaroudis & Markey PA JH  
Title Insurance Company: Blackhawk Title, LLC  
Brief Legal: Lot 33, Riverchase, Phase 5, Section 1, Plat Book 2022, Page 395  
Tax Parcel No.: 0030L-0G-020.00

STATE OF SOUTH CAROLINA

## DEED TO REAL PROPERTY

COUNTY OF LANCASTER

KNOW ALL MEN BY THESE PRESENTS, That **Saravanan Ramasamy and Menaka Balan, Trustees of The Saravanan Ramasamy and Menaka Balan Living Trust dated September 8, 2022** (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of One Hundred Fifty-Nine Thousand And No/100 Dollars (\$159,000.00) to the Grantor paid by **Lancaster SC Investments, LLC, a South Carolina limited liability company** (hereinafter whether singular or plural the "Grantee"), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee the following described property:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina, being shown and described as Lot 33 of Riverchase Subdivision, Phase 5, Section 1 prepared by R. Joe Harris & Associates, Inc. for Riverchase Estates Partners, LLC dated August 19, 2022 and recorded August 23, 2022 in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2022 at Page 395. Reference is made to said plat for a more complete and accurate description of said lot, all measurements being a little more or less.

DERIVATION: This being the identical property conveyed to Saravanan Ramasamy and Menaka Balan, Trustees of The Saravanan Ramasamy and Menaka Balan Living Trust dated September 8, 2022 from Riverchase Estates Partners, LLC by Deed recorded in Deed Book 1593, Page 162 in the Office of the Register of Deeds for Lancaster County, South Carolina.

This conveyance is made subject to all easements, restrictions and rights of way, if any, appearing of record in the chain of title of the subject property or visible upon an actual, physical inspection of the subject property.

Grantee's Address: 6650 Rivers Avenue, Charleston, SC 29406  
Property Address: 7902 Gulf Creek Road, Lancaster, SC 29720

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

2025009105

DEED  
RECORDING FEES \$15.00  
STATE TAX \$413.40  
COUNTY TAX \$174.90

PRESENTED & RECORDED:

07-11-2025 02:59:21 PM

BRITTANY GRANT  
REGISTER OF DEEDS

LANCASTER COUNTY, SC  
BY: STEPHANIE KNIGHT

BK: DEED 1941

PG: 315 - 319

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, and the Grantee's Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs and Assigns, against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 23<sup>rd</sup> day of June, 2025.

Signed, Sealed and Delivered  
in the Presence of

Witness

Witness

Saravanan Ramasamy and Menaka Balan, Trustees  
of The Saravanan Ramasamy and Menaka Balan  
Living Trust dated September 8, 2022

BY:

  
Saravanan Ramasamy  
Trustee

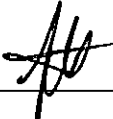
BY:

  
Menaka Balan  
Trustee

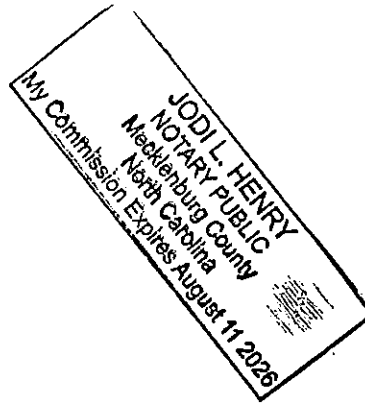
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Jodi L. Henry a Notary Public of the County of Mecklenburg, State of North Carolina do hereby certify that Saravanan Ramasamy and Menaka Balan, Trustees of The Saravanan Ramasamy and Menaka Balan Living Trust dated September 8, 2022, being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23<sup>rd</sup> day of June 2025.



Notary Public  
Printed Name: Jodi L. Henry  
My Commission Expires: August 11, 2026



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 being transferred is located at 7902 Gulf Creek Road, Lancaster, SC 29720 bearing Lancaster County Tax Parcel Number 0030L-0G-020.00, was transferred by Saravanan Ramasamy and Menaka Balan, Trustees of The Saravanan Ramasamy and Menaka Balan Living Trust dated September 8, 2022 to Lancaster SC Investments, LLC, a South Carolina limited liability company on July 10, 2025.
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?

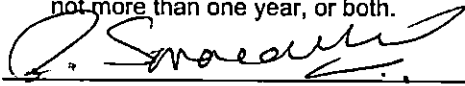
Check Yes ☐ or No ☒

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 \$159,000.00.
  - 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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. Place the amount listed in the item 4 above here: \$ 159,000.00
  - b. Place the amount listed in item 5 above here: \$ 0.00  
(if no amount is listing, place zero here.)
  - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 159,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$588.30


8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

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.



Saravanan Ramasamy, Trustee  
Responsible Person Connected with the Transaction

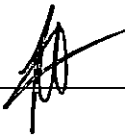


Menaka Balan, Trustee  
Responsible Person Connected with the Transaction

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Jodi L. Henry a Notary Public of the County of Mecklenburg, State of North Carolina do hereby certify that Saravanan Ramasamy and Menaka Balan, Trustees of The Saravanan Ramasamy and Menaka Balan Living Trust dated September 8, 2022, being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23<sup>rd</sup> day of June 2025.

  
Notary Public  
Printed Name: Jodi L. Henry  
My Commission Expires: August 11, 2026

