

LANCASTER COUNTY ASSESSOR

Tax Map:

0030L 0G 020 00

**CERTIFICATE OF TRUST**

Settlor: Saravanan Ramasamy and Menaka Balan

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

Date of Trust: September 8, 2022

**RECORDED THIS 14th DAY**

**OF JULY, 2025**

Current Trustee(s): Saravanan Ramasamy and Menaka Balan

**IN BOOK 00 PAGE 00**

Address of Trust: 2114 Stonemeade Drive, Waxhaw, NC 28173

**Auditor, Lancaster County, SC**

The undersigned trustee(s) does hereby confirm the existence of the within described Trust and certify the following:

1. The undersigned is/are all of the currently serving trustee(s).
2. The Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
3. The Trust is revocable. (If revocable, define who can revoke the document):  
Saravanan Ramasamy or Menaka Balan
4. The above designated trustee(s) is/are fully empowered to act for said Trust and is/are properly exercising the trustee's authority under this Trust. No other trustee or other individual or entity is required to execute any document for the Trust.
5. The signature(s) of two (2) of the trustees is/are required for any action taken on behalf of the Trust. (Define signature requirements)
6. The proper manner for taking title to Trust property is:  
Saravanan Ramasamy and Menaka Balan, Trustees of The Saravanan Ramasamy and Menaka Balan Living Trust dated September 8, 2022
7. To the undersigned's knowledge, there are no claims, challenges of any kind, or cause of action alleged, which contest or question the validity of the Trust or the trustee's authority to act for the Trust.
8. The trustee is authorized by the Trust Agreement to Including but not limited to: Enter into Contracts, Buy, Sell, Mortgage. (State, synopsise, or describe relevant powers.)



**2025009104**

AFFIDAVIT DEED BOOK

RECORDING FEES

\$10.00

PRESENTED & RECORDED:

**07-11-2025 02:59:20 PM**

**BRITTANY GRANT**

REGISTER OF DEEDS

LANCASTER COUNTY, SC

BY: STEPHANIE KNIGHT

**BK: DEED 1941**

**PG: 312 - 314**

IN WITNESS THEREOF: the undersigned, being all of the trustees, do hereby execute this Certificate of Trust this 25<sup>th</sup> day of June, 2025.

**WITNESSES:**

\_\_\_\_\_  
(Witness Signature)

\_\_\_\_\_  
(Witness Signature)

**TRUSTEE(S):**

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

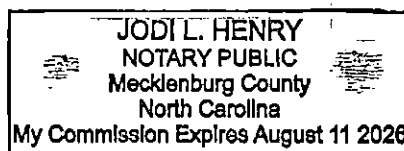
COUNTY OF MECKLENBURG

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 25<sup>th</sup> day of June 2025.

\_\_\_\_\_  
Notary Public

Printed Name: Jodi L. Henry

My Commission Expires: August 11, 2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Lancaster, 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.

Parcel No.: 0030L-0G-020.00