LANCASTER COUNTY ASSESSOR Tax Map:

0082J 0F 009 00

Wilson & Beam Lawyers 9351 Founders Street Fort Mill, SC 29708

COUNTY OF LANCASTER

Prepared By:

**RECORDED THIS 13th DAY** OF OCTOBER, 2022 IN BOOK 00 PAGE 00

LANCASTER COUNTY, SC 2022016310 DEED RECORDING FEES \$15.00 STATE TAX \$0.00 COUNTY TAX \$0.00 PRESENTED & RECORDED 10-13-2022 09:58:09 AM BRITTANY GRANT REGISTER OF DEEDS LANCASTER, COUNTY SC

Jugate C. Mayare Space abayyones Tunicasted for Recording information By: STEPHANIE KNIGHT

BK:DEED 1597 PG:216-218 THE STATE OF SOUTH CAROLINA TITLE TO REAL ESTATE )

)

KNOW ALL MEN BY THESE PRESENTS. That, Arbor Land Holdings, LLC, herein referred to as the Grantor, for and in consideration of the sum of one dollar and transfer to sister company to it paid by Arbor Construction, LLC, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

All that certain piece, parcel or lot of land with any and all Improvements thereon, lying, being and situate In Cane Creek Township, Lancaster County, South Carolina, being the Identical property shown, described and designated as Lot Number 94, on plat of survey entitled "Subdivision Plat of the Cloisters" made by Enfinger & Associates, dated November 20, 1972 and recorded as Plat No. 3318 In the Office of the Register of Deeds for Lancaster County, South Carolina, which plat is by reference made a part hereof.

This being a portion of the property conveyed to Arbor Land Holdings, LLC by deed of Howard E. Strickland, Jr. recorded October 15, 2021 in Deed Book 1480 at Page 222 in the Office of the Register of Deeds for Lancaster County, South Carolina.

TAX MAP NUMBER: 0082J-0F-009.00

1624-E Cross Beam Drive, Charlotte, NC 28217 GRANTEE'S ADDRESS:

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

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

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever.

AND THE GRANTOR does hereby bind its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS My Hand and Seal this 12th day of October, 2022.

IN THE PRESENCE OF:	Arbor Land Holdings, LLC
Rubella Hancaja Witness	By: Tisha S. Macuga, Authorized Signatory
Michaelle H. Bullon	
THE STATE OF SOUTH CAROLINA COUNTY OF YORK	) ) ACKNOWLEDGMENT )

The foregoing instrument was acknowledged before me this 12th day of October, 2022, by the Grantor(s), Arbor Land Holdings, LLC, by Tisha S. Macuga, its Authorized Signatory.

SWORN to before me this 12th day of October, 2022

Michelle H. Ballard (L.S.)
Notary Public for South Carolina

Commission Expires: 1-15- 303)

OHA THE TENT OF STREET OF

STATE OF SOUTH CAROLINA			CAROLINA	) Date of Transfer of Title October 12, 2022 ) <i>AFFIDAVIT</i>		
COUNTY OF YORK			) ALTIDAVII			
inform	nation	on this Af		gned, who being duly sworn, deposes and says: I have read the information. The property is being transferred by Arbor Land Holdings, y herewith.		
Checl	k one	of the follo	wing: The Deed is:			
(A)		Subject to	Subject to deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.			
(B)		Subject to 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 a distribution to a trust beneficiary.  EXEMPT from the deed recording fee because (Exemption Number 1) transfer of property to family member				
(C)	✓	or under \$		Decause (Exemption Number 1) transfer of property to family member		
Check	k one	of the follo	wing if either item 3(A) or item	i 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: \$0.00.				
(B)		The fee is computed on the fair market value of the realty which is \$0.00.				
(C)		The fee is computed on the fair market value of the realty as established for property tax purposes which is \$0.00.				
Check Yes $\square$ , or No $\boxtimes$ 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 \$0.00.  The deed recording fee is computed as follows:						
(A)	\$0.00		The amount listed in Item 4 a	above.		
(B)	) \$0.00		The amount listed in Item 5 a	above (no amount, place zero).		
(C)		0.00 Subtract line 6(B) from line		(A) and place result here		
As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.						
Check if Property other than Real Property is being transferred on this Deed. (A) Mobile Home (B) Other						
DEED OF DISTRIBUTION-ATTORNEY'S AFFIDAVIT: Estate of deceased CASE NUMBER Personally appeared before me the undersigned attorney, who being duly sword, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. In the Estate of deceased and that the grantee(s) therein are correct and conform to the estate file for the above-named decedent.						
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.  Signed:						
				Tisha, S. Macuga, Authorized Signatory		
SWORN TO before me this 12th day of October, 2022.						
My Co	y Pub ommi:	N 2000 Iche H lic for y D ( ssion Expir	H Bullond (Seal) -Ky JW d	OLIVE TELL		

2022-0528

Affidavit (Deed)