

LANCASTER COUNTY, SC
 2019003131 DEED
 RECORDING FEES \$11.00
 STATE TAX \$0.00
 COUNTY TAX \$0.00
 PRESENTED & RECORDED
 03-08-2019 09:43 AM
 JOHN LANE
 REGISTER OF DEEDS
 LANCASTER, COUNTY SC
 By: CANDICE PHILLIPS
 BK:DEED 1215 PG:20-24

LANCASTER COUNTY ASSESSOR
 Tax Map:
 0008N 0P 037 00

RECORDED THIS 8th DAY
 OF MARCH, 2019
 IN BOOK 00 PAGE 00

Susan D. Hunter-Walther
 Auditor, Lancaster County, SC

After recording, return to:
Parker Poe Adams & Bernstein LLP
200 Meeting Street, Suite 301
Charleston, SC 29401
Attn: Paul VanWagenen

STATE OF SOUTH CAROLINA)
)
 COUNTY OF LANCASTER) QUITCLAIM DEED

THIS QUITCLAIM DEED is executed as of this 10 day of March, 2019, by **NVR, Inc., a Virginia corporation d/b/a RYAN HOMES ("Grantor")** to **TF ANSLEY PARK, L.P., a Delaware limited partnership ("Grantee")**, whose mailing address is 6310 Capital Drive, Suite 130, Lakewood Ranch, FL 34202.

FOR AND IN CONSIDERATION of the sum of **Ten and No/100 Dollars (\$10.00)**, the receipt of which is hereby acknowledged, Grantor has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto Grantee, its successors and assigns forever, all of Grantor's rights, title and interests, if any, in and to the following described property, to-wit (the "**Property**"):

All that certain land, together with all buildings, fixtures and other improvements thereon, if any, situate, lying and being in the County of Lancaster, State of South Carolina, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference;

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said Property belonging or in anywise thereto incident or appertaining;

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

AND GRANTOR makes no warranty, express or implied, as to its title, if any, to the Property.

[SIGNATURE(S) ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

NVR, INC., ,
a Virginia corporation d/b/a Ryan Homes

Jeannette McKnight
Witness #1

[Signature]
Witness #2

By: [Signature]
Name: JONATHAN R. HESS
Title: VICE PRESIDENT

STATE OF North Carolina)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

I, Sara H. Dunn, Notary Public for the State of ^{North}~~South~~ Carolina, do hereby certify that the above signed Jonathan R. Hess as Vice President for NVR, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and seal this 6 day of March, 2019.
[Signature] (SEAL)
Notary Public for North Carolina
My commission expires: 2-12-22

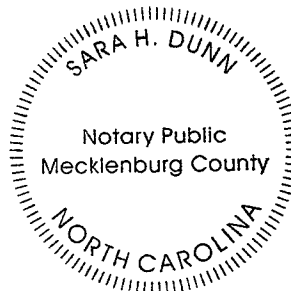


EXHIBIT "A"

ALL those certain lots, pieces, parcels or tracts of land, together with any improvements thereon, being shown and designated as LOT 37 as shown on that certain plat entitled "FINAL PLAT OF ANSLEY PARK PHASE 1", prepared by Kenneth M. Green, RLS # 14529 with R. Joe Harris & Associates, Inc., No. C02262, dated June 19, 2018 and recorded in the Lancaster County ROD Office on November 29, 2018 in Plat Book 2018 at Page 726 and 727.

TMS # Portion of 0010-00-008.00

BEING a portion of the property conveyed unto NVR, INC. by deed of TF Ansley Park, L.P. dated December 12, 2018 and recorded in the Lancaster County ROD office on December 19, 2018 in Book 1193 at Page 210.

STATE OF SOUTH CAROLINA).....Page 1 of 2
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 in Lancaster County, South Carolina and bearing Tax Map Number (See Exhibit A), was transferred by **NVR, INC., a Virginia corporation d/b/a RYAN HOMES to TF ANSLEY PARK, L.P. on March 10, 2019.**
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 as distribution to a trust beneficiary.
 - (c) X EXEMPT from the deed recording fee because (See information section of this affidavit): Quit Claim Deed (Exemption 12)
(If exempt, please skip items 4 – 7, and 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 \$ _____.
 - (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) The amount listed in item 4 above:	\$ 0.00
(b) The amount listed in item 5 above (no amount place zero):	\$ _____
(c) Subtract Line 6(b) from Line 6(a) and place the result.	\$ 0.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

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.

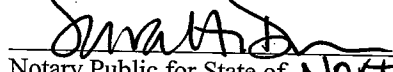
NVR, Inc., a Virginia corporation
d/b/a Ryan Homes

By: 

Name: Jonathan R. Hess

Title: VICE PRESIDENT

Sworn to before me this
6 day of March, 2019.


Notary Public for State of North Carolina
My Commission Expires: 2-12-22
Notary (printed name): Sara H. Dunn

