

Tax Map:
0010 00 008 02

Suzette C. Murphy

LANCASTER COUNTY, SC	
2022007915	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
05-09-2022	02:48:01 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1549	PG:64-68

Parker Poe Adams & Bernstein LLP
200 Meeting Street, Suite 301
Charleston, SC 29401
Attn: William D. Holley.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) LIMITED WARRANTY DEED

Phase 3: ALL those certain lots, pieces, parcels or tracts of land, together with any improvements thereon being shown and designated as "COS 0.060 ACRES +/-," "COS 7.148 ACRES +/-," "COS 0.084 ACRES +/-," "COS 0.088 ACRES +/-," "HOLLAND STREET (50' RIGHT OF WAY)," "ALLENBY LANE (40' RIGHT OF WAY)," "GRAFTON WAY (60' RIGHT OF WAY)," and "MOSELLE AVENUE (50' RIGHT

OF WAY),” on that certain plat entitled “REVISED FINAL PLAT OF ANSLEY PARK PHASE 3”, prepared by Kenneth M. Green, RLS # 14529 with R. Joe Harris & Associates, Inc., Project No. 3207, dated April 21, 2021, and recorded in the Lancaster County ROD Office on June 10, 2021 in Plat Book 2021 at Pages 407, 408, and 409.

Phase 4: ALL those certain lots, pieces, parcels or tracts of land, together with any improvements thereon being shown and designated as “COS 6.780 ACRES +/-,” “COS 11.964 ACRES +/-,” “BALLESTER ROAD (50’ RIGHT OF WAY),” “MOSELLE AVENUE (50’ RIGHT OF WAY),” and “FRANGRANS LN (40’ RIGHT OF WAY),” on that certain plat entitled “FINAL PLAT OF ANSLEY PARK PHASE 4”, prepared by Kenneth M. Green, RLS # 14529 with R. Joe Harris & Associates, Inc., Project No. 2846, dated October 15, 2021, and recorded in the Lancaster County ROD Office on November 29, 2021 in Plat Book 2021 at Pages 747, 748 and 749.

THIS BEING a portion of the property conveyed unto TF Ansley Park, L.P. by deed of Forestar (USA) Real Estate Group, Inc. dated February 8, 2018 and recorded in the Lancaster County ROD Office on February 22, 2018 in Book 1119 at Page 158; further conveyed by Quit Claim Deed unto TF Ansley Park, L.P. by deed of Forestar (USA) Real Estate Group, Inc. dated February 8, 2018 and recorded in the aforesaid ROD Office on February 22, 2018 in Book 1119 at Page 164.

TMS#: 0010-00-008.02

Grantee’s Address: 6310 Capital Drive Suite 130
Lakewood Ranch, FL34202

TOGETHER WITH, all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including but not limited to, all improvements of any nature located on the Property and all easements and rights-of-way appurtenant thereto.

TO HAVE AND TO HOLD all and singular the said Property before mentioned unto the Grantee, its successors and assigns, forever. subject to the easements, restrictions, reservations and conditions set forth above

THIS PROPERTY is hereby designated as Common Area pursuant to that certain Declaration of Covenants, Conditions and Restriction for Ansley Park recorded in the Register of Deeds for Lancaster County, S.C., on October 4, 2018 in Book 1175, at Page 231, as supplemented by Supplemental Declaration of Covenants, Conditions and Restrictions for Ansley Park recorded in the aforesaid office on December 5, 2019 in Book 1289 at Page 12, as supplemented by Supplemental Declaration of Covenants, Conditions and Restrictions for Ansley Park recorded in the aforesaid office on July 1, 2020 in Book 1342 at Page 217, and as supplemented by Supplemental Declaration of Covenants, Conditions and Restrictions for Ansley Park recorded in the aforesaid office on April 7, 2021 in Book 1424 at Page 18. as hereinafter amended and/or modified (the “Declaration”).

THIS PROPERTY is conveyed to the Grantee subject to:

1. Ad valorem real estate taxes for 2022 and subsequent years, not yet due and payable,
2. All easements, conditions, restrictions and other matters shown on record or on recorded plats,
3. Covenants, conditions, easements, restrictions and reservations set forth in the Declaration, and
4. Other valid and enforceable easements and restrictions of record.

AND the said Grantor does hereby bind itself and its successors to warrant and forever defend, subject to the exceptions, easements, restrictions, reservations and conditions set forth above, all and singular the said Property unto the said Grantee, its successors and assigns, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, under or through it, but not otherwise.

The property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality or condition of the property hereinabove described, (b) the suitability of the property hereinabove described for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property hereinabove described, or (d) any other matter with respect to the property except as to warranties of title as set forth herein.

[Remainder of page intentionally blank. Signature appears on following page.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Limited Warranty Deed as of the 4 day of March, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

TF ANSLEY PARK, L.P., a Delaware limited partnership

[Signature]
Witness #1
[Signature]
Witness #2

By: [Signature]
Name: Michael Moser
Title: Authorized Signatory

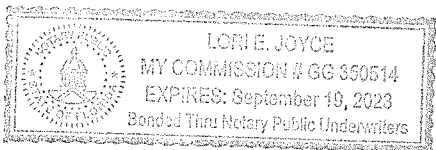
STATE OF Florida)
COUNTY OF Manatee)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of March 2022, by Michael Moser as Authorized Signatory for TF Ansley Park, L.P., a Delaware limited partnership, on behalf of such partnership.

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____

[ATTACH NOTARY SEAL]



[Signature]
Notary Public for Florida
My commission expires: 9/19/23

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 by TF ANSLEY PARK, L.P. to ANSLEY PARK HOMEOWNERS ASSOCIATION, INC on march 4, 2019 22 day
3. The deed is exempt from the deed recording fee because: consideration is less than \$100.
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. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
5. 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.

TF ANSLEY PARK, L.P., a Delaware limited partnership

By:

Name:

Title:

Michael Moser

Authorized Signatory

Sworn to before me this

4 day of march, 2022.

[Signature]

Notary Public for State of Florida

My Commission Expires: 9/19/23

