

LANCASTER COUNTY ASSESSOR
Tax Map:
0008N 0P 032 00

After recording, return to:
Costner Law
10125 Berkeley Place Drive
Charlotte, NC 28262
Attn: Samantha Barnard

RECORDED THIS 17th DAY
OF SEPTEMBER, 2019
IN BOOK 00 PAGE 00


Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2019013816	DEED
RECORDING FEES	\$15.00
STATE TAX	\$257.40
COUNTY TAX	\$108.90
PRESENTED & RECORDED	
09-11-2019	03:20:07 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1268	PG:313-316

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

TITLE TO REAL ESTATE
(General Warranty)

KNOW ALL MEN BY THESE PRESENTS, that TF ANSLEY PARK, L.P., a Delaware limited partnership ("Grantor") in the State aforesaid, for and in consideration of the sum of Ninety-Eight Thousand Nine Hundred Forty-Nine and 70/100 Dollars (\$98,949.70) and other good and valuable consideration to us in hand paid at and before the sealing of these Presents by NVR, INC., a Virginia corporation d/b/a RYAN HOMES ("Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell, and release unto the said Grantee, the following described property (the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

Address of Grantee : 10710 Sikes Place, Suite 250
Charlotte, NC 28277

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, and **SUBJECT TO** all covenants, easements, reservations, conditions, and restrictions as shown in the public records, and the lien for 2019 ad valorem property taxes. Nothing herein shall be held to impose any restriction of any land of Grantor not hereby conveyed.

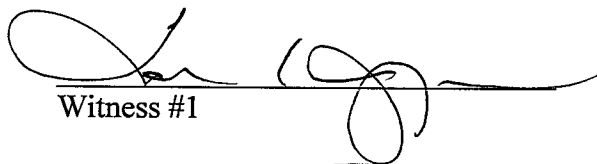
TO HAVE AND TO HOLD, all and singular, the said Property before mentioned unto the said Grantee, its successors and assigns, forever.


AND subject to the exceptions set forth above, Grantor hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the property before mentioned unto the said Grantee, its successors and assigns, against itself and its successors and assigns, and against all persons claiming through or under the Grantor, and against all persons whomsoever lawfully claiming, or to claim, the same or any part thereof.


WITNESS our Hands and Seals this 10 day of September, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

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


Witness #1

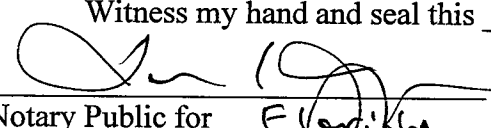
By: 
Name: John Brian
Title: Authorized Signatory


Witness #2

STATE OF Florida)
COUNTY OF Manatee)

ACKNOWLEDGMENT

I, Lori E. Joyce, Notary Public for the State of ~~South Carolina~~ ^{Florida}, do hereby certify that the above signed John Brian as Authorized Signatory for TF Ansley Park, L.P., personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and seal this 10 day of September, 2019.
 (SEAL)
Notary Public for Florida
My commission expires: 9/19/19

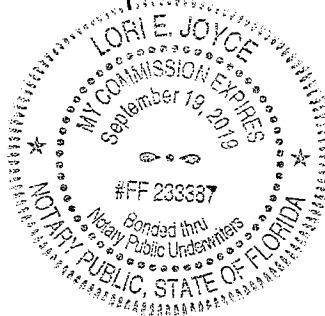


EXHIBIT "A"
Legal Description

ALL those certain lots, pieces, parcels or tracts of land, together with any improvements thereon, being shown and designated as LOT 32 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.

LOT 32 TMS # 0008N-0P-032.00

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.

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

Date of Transfer of Title

September 11, 2019

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 NVR, Inc. d/b/a Ryan Homes on September 11th, 2019.
3. The DEED is (check one of the following)
 - (a) X 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) _____ EXEMPT from the deed recording fee because (exemption# and explanation required): N/A
(If exempt, please skip items 4-6, and go to item 7 of this affidavit).
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) X 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 \$N/A.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$N/A.
5. Check YES ____ or NO X 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 \$N/A.
6. The DEED Recording Fee is computed as follows:
 - (a) The amount listed in item 4 above: \$ 98,949.70
 - (b) The amount listed in item 5 above (no amount place zero): \$0.00
 - (c) Subtract Line 6(b) from Line 6(a) and place the result. \$ 98,949.70
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$366.30
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
8. 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: John Brian
Title: Authorized Signatory

Sworn to before me this 10 day of September, 2019

(SEAL)
Notary Public for the State of South Carolina
My Commission Expires: 9/19/19

