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RECORDED 04/21/2006 09:11:23AM
Bk:07966 Pg:00154 Pages:3
Fee:10.00 State:88.40
County:37.40 Exempt:_____
David Hamilton, Clerk of Court
York County, SC

(Please do not write above this line - Reserved for Register of Deeds Office)

Prepared By: SALLY A. CARVER, ATTORNEY
1373 EBENEZER ROAD
ROCK HILL, SC 29732
File # 14344

STATE OF SOUTH CAROLINA)

COUNTY OF YORK)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DAN MOSER COMPANY, INC., in the State aforesaid, for and in consideration of the sum of THIRTY THREE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$33,900.00), unto it paid by GB HOME BUILDERS, LLC, 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 GB HOME BUILDERS, LLC, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

All that certain piece, parcel or lot of land lying, being and situate in the County of York, State of South Carolina and being further described as LOT 4 of SOFT WINDS SUBDIVISION, as same are shown on plat thereof recorded in Plat Book C-222 at Page 4 in the Office of the Clerk of Court for York County, South Carolina, said plat being incorporated herein by reference for a more complete and accurate description of said lots.

Being a portion of the property conveyed to Dan Moser Company, Inc. by Deed from Elizabeth D. Rhea, Nancy Dunlap Mahaffey, James O. Dunlap, Jr., and Ernestine Dunlap Braswell dated May 17, 2002 and recorded May 23, 2002 in Book 4391 at Page 125 in the Office of the Clerk of Court for York County, South Carolina.

Tax Map #: 532-01-01-023

Grantee Address: 19901 W. Catawba Avenue
Suite 206
Cornelius, NC 28031

RECORDED
YORK COUNTY
TAX ASSESSOR'S OFFICE

DATE 4-21-06
TAX MAP NO. 532-1-1-23
INITIALS TS / d/n

TOGETHER WITH all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

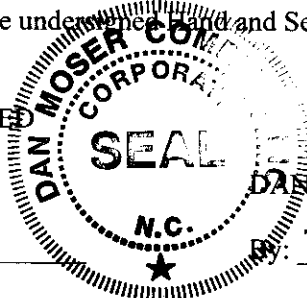
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TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said GB HOME BUILDERS, LLC, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind its successors and assigns, to warrant and forever defend all and singular the said premises unto the said GB HOME BUILDERS, LLC, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against its successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF the undersigned Hand and Seal this 7th day of April, 2006.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



DAN MOSER COMPANY, INC.

Tara D. Naus
1st Witness

By: Wanda Stafford {L.S.}
Name: Wanda Stafford
Title: Vice President

Shana Ball Moser
2nd Witness

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

CORPORATE PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Wanda Stafford, the authorized representative of DAN MOSER COMPANY, INC., sign, seal, and as act and deed, deliver the within Warranty Deed; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof.

Shana Ball Moser
Witness

SWORN to before me this 7th day of April,
2006

Tara D. Naus
Notary Public for ~~South~~ Carolina
North

★ OFFICIAL SEAL ★
NOTARY PUBLIC, NORTH CAROLINA
COUNTY OF UNION
TARA D. NAUS
MY COMM. EXP. DEC. 13, 2009

My Commission Expires

12/13/09

(SEAL)

File # 14344

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STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:

1. The property being transferred is located at **516 SOFTWINDS DRIVE, LOT 4 SOFT WINDS VILLAGE S/D, Rock Hill, SC 29732**, bearing **York County** Tax Map Number **532-01-01-023**, was transferred by **DAN MOSER COMPANY, INC.** to **GB HOME BUILDERS, LLC** on **April 7, 2006**.
2. ☒ an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$33,900.00*.

☐ **NOT** an arm's length real property transaction and the fair market value of the property is \$.
3. The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.*, because the Deed is: n/a
4. As required by Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller
5. I further 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 and no/100 Dollars (\$1,000.00) or imprisoned not more than one year, or both.

Wanda Stafford
Dan Moser Company, Inc., Seller
By: Wanda Stafford
Its: Vice President

SWORN to before me this 7th

day of April, 2006.

Tara D. Naus
(Notary Public)

My commission expires 12/13/09

★ OFFICIAL SEAL ★
NOTARY PUBLIC, NORTH CAROLINA
COUNTY OF UNION
TARA D. NAUS
MY COMM. EXP. DEC. 13, 2009

* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a realty of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

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