

YORK COUNTY, SC
2021063002 DEED
RECORDING FEES \$15.00
STATE TAX \$1332.50
COUNTY TAX \$563.75
11-02-2021 03:48:31 PM
BK:RB 19733 PG:393-397

**YORK COUNTY ASSESSOR
Tax Map:
559-02-01-077
Date: 11/04/2021**

E H

Prepared By and Return to:
Costner Law Office, PLLC
10125 Berkeley Place Drive
Charlotte, NC 28262
File No.: SC-21-14553

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

STATE OF SOUTH CAROLINA)
GENERAL WARRANTY DEED
COUNTY OF YORK)
)

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **Tsehay Baney and spouse, Timothy Baney, Jr** ("Grantor"), in the State aforesaid, for and in consideration of the sum of **FIVE HUNDRED TWELVE THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$512,300.00)**, the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Zillow Homes Property Trust, a Delaware Statutory Trust ("Grantee"), its heirs and assigns forever in fee simple, all Grantor's right, title and equitable or legal interest in and to:

See Exhibit "A" attached hereto and made a part hereof.

Grantee Address: 1301 2nd Ave. Floor 31, Seattle, WA 98101

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

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever in fee simple.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

SUBJECT ONLY TO the permitted exceptions identified on the Title Insurance Policy procured by Grantee in connection with this transaction.

IN WITNESS WHEREOF, the Hand and Seal of Tsehay Baney and spouse, Timothy Baney, Jr, this 2 day of November, 2021.

Signed, Sealed and Delivered
in the presence of:

Katie Lockman

Witness No. 1

Jason LeBlanc

Witness No. 2 (NOTARY)

Tsehay Baney

Tsehay Baney

Timothy Baney, Jr

Timothy Baney, Jr

North
STATE OF SOUTH CAROLINA

COUNTY OF Mecklenburg

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that Tsehay Baney and Timothy Baney, Jr personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this 2 day of November, 2021

Jason LeBlanc
Notary Public

My Commission Expires: 04/08/2026

(SEAL)



Exhibit "A"

All that certain piece, parcel, or lot of land, together with improvements thereon, situate, lying and being in the County of York, State of South Carolina, being shown and designated as Lot 77 on that certain plat entitled, "Revised Final Plat of Tullamore Subdivision, York County, South Carolina" prepared by Summit Land Services, PC dated April 8, 2013, last revised July 27, 2015, and recorded in the Office of the Clerk of Court for York County in Plat Book E342 at Page 5. Reference is made to said plat for a more complete and accurate description. Be all measurements a little more or less.

Derivation: Being the same property conveyed to Tsehay Baney and Timothy Baney from Essex Homes Southeast, Inc. by deed dated April 3, 2017 and recorded on April 4, 2017 in Deed Book 16311 at Page 347 in the Office of the Clerk of Court for York County, South Carolina.

County Tax Map No.: 5590201077

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)
)

**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 being transferred is located at 144 Kentmere Lane, Clover, SC 29710 bearing County Tax Map Number 5590201077, was transferred by **Tsehay Baney and spouse, Timothy Baney, Jr** to **Zillow Homes Property Trust, a Delaware Statutory Trust**, on this the

2 day of November, 20 21.

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 a distribution to a trust beneficiary.
- c. EXEMPT from the deed recording fee because (see information section of affidavit): _____. (If exempt, please skip items 4-7 and go 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 \$512,300.00.
- 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. If YES, the amount of the outstanding encumbrance is \$_____.

6. The deed recording fee is computed as follows:

- a. Place the amount listed in item 4 above here: \$ 512,300.00
- b. Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
- c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 512,300.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,896.25.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Seller.

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.

Tsehay Baney
Responsible Person Connected with the Transaction
Tsehay Baney
Print or Type Name Here

SWORN to before me this the 2 day of November, 20 21.

Notary Public for: North Carolina
Notary Printed Name: Jason LeBlanc
My Commission Expires: 04/08/2026



EXHIBIT A
Legal Description

All that certain piece, parcel, or lot of land, together with improvements thereon, situate, lying and being in the County of York, State of South Carolina, being shown and designated as Lot 77 on that certain plat entitled, "Revised Final Plat of Tullamore Subdivision, York County, South Carolina" prepared by Summit Land Services, PC dated April 8, 2013, last revised July 27, 2015, and recorded in the Office of the Clerk of Court for York County in Plat Book E342 at Page 5. Reference is made to said plat for a more complete and accurate description. Be all measurements a little more or less.

Derivation: Being the same property conveyed to Tsehay Baney and Timothy Baney from Essex Homes Southeast, Inc. by deed dated April 3, 2017 and recorded on April 4, 2017 in Deed Book 16311 at Page 347 in the Office of the Clerk of Court for York County, South Carolina.

Property Address: 144 Kentmere Lane, Clover, SC 29710
Parcel ID: 5590201077