

YORK COUNTY, SC	
2022008346	DEED
RECORDING FEES	\$15.00
STATE TAX	\$936.00
COUNTY TAX	\$396.00
02-21-2022	10:27:12 AM
BK:RB 19993 PG:301-308	

**YORK COUNTY ASSESSOR**  
**Tax Map:**  
**020-13-02-040**  
**Date: 02/21/2022**

**E H**

Prepared By and Return to:  
 Costner Law Office, PLLC  
 10125 Berkeley Place Drive  
 Charlotte, NC 28262  
 File No.: SC-22-01090

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

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF YORK )

**TITLE TO REAL ESTATE  
 LIMITED WARRANTY DEED**

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 **Zillow Homes Property Trust, a Delaware Statutory Trust** ("Grantor"), duly organized and existing under the laws of the United States of America or the State in which it was organized, with a mailing address of 1301 2nd Ave., Floor 31, Seattle, WA 98101, herein referred to as Grantor for and in consideration of the sum of **THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$360,000.00)**, paid by Trishna Chhetri and Puskal Pant, as joint tenants with rights of survivorship **HEREIN REFERRED TO AS Grantee(s)**, in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said:

**Trishna Chhetri and Puskal Pant, as joint tenants with rights of survivorship**

Grantee(s), and to the heirs and assigns of said Grantee(s), the following described real estate situated in the county of York, State of South Carolina, to wit:

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

Grantee Address: 1052 Pecan Ridge Road, Fort Mill, SC 29715  
 Property Address: 1052 Pecan Ridge Road, Fort Mill, SC 29715

This conveyance is made SUBJECT TO:

**All current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.**

AND Grantor hereby binds Grantor and Grantor's successors to warrant and defend the title to the Property as against all acts of Grantor and none other, subject to the matters set forth above.

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

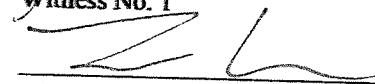
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s) and to the heirs successors and assigns of said Grantee(s) forever.

AND THE SAID GRANTOR covenants that he has not made done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

\*\*\* THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY \*\*\*

IN WITNESS WHEREOF, the Hand and Seal of Zillow Homes Property Trust, a Delaware Statutory Trust, this 18<sup>th</sup> day of February, 2022.

Signed, Sealed and Delivered  
in the presence of

  
\_\_\_\_\_  
Witness No. 1  
  
\_\_\_\_\_  
Witness No. 2 (NOTARY)

Zillow Homes Property Trust, a Delaware Statutory Trust

By: Signpost Homes, Inc.  
Its: Titling Trust Administrator

By:   
Name: Camille Yuen  
Its: Authorized Signatory

STATE OF GEORGIA

COUNTY OF FULTON

I, Truvani Wright, a Notary Public for the said County and State, do hereby certify that Camille Yuen personally appeared before me this day and acknowledged that (s)he is an Authorized Signatory of Signpost Homes, Inc., Titling Trust administrator of Zillow Homes Property Trust, a Delaware Statutory Trust and that (s)he being authorized to do so, executed the foregoing on behalf of Signpost Homes, Inc., Titling Trust Administrator of Zillow Homes Property Trust.

Date: 02/18/2022

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12-12-25

(SEAL)



**Exhibit "A"**

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of York, State of South Carolina; being shown and delineated as Lot 112 on a Final Plat of Pecan Ridge Phase 2, Map 1 prepared by R. Joe Harris & Associates, Inc. for LGI Homes - SC, LLC dated October 25, 2016, and recorded January 24, 2017 in the Office of the Clerk of Court for York County, South Carolina, in Plat Book 153 at Page 212. Reference is made to said plat for a more complete and accurate description of said lot, all measurements being a little more or less.

Derivation: This being the same property as conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Deed from Jeramey Lutinski, dated October 27, 2021 and recorded October 28, 2021 in Deed Book RB 19717 at Pages 327-331 in the Office of the Clerk of Court for York County, S.C.

County Tax Map No.: 020-13-02-040



**SIGNPOST HOMES, INC.  
LETTER OF AUTHORIZATION**

The individuals listed below are fully authorized to act on behalf of Signpost Homes, Inc. (the "Company"), a subsidiary of Zillow Group, Inc., in all manners relating to the sale of any property owned by the Company or any of its affiliates and subsidiaries, listed hereto on *Exhibit A*, including but not limited to, purchase contracts and addenda, concessions, contingencies, due diligence response and extensions or cancelations. This Letter of Authorization is valid as of the date written below and shall remain in full force and effect until withdrawn or modified in writing by the Company.

**Authorized Agents:**

Adnana Kuduzovic	Catherine Weide	Jennifer Crooks
Akayla Butler	Chad McLean	Jennifer McCarty
Alana Rudy	Chan Phillips	Jennifer Ralston
Aleah Armstrong	Chanelle Barnes	Jeremy Ellinger
Alex Lopez	Charisa Nguyen	Jessica Gendall
Alyssa Lockhart	Christel E Uhde	Jessica Lewis
Amanda Butler	Christine Mcclun	Jessica Nazaroff
Amanda Shilling	Christopher Fryrear	Jessica Powers
Amber Maloy	Christy Meek	Jessica Wolleat
Amber Trapp	Cindy Simonds	Jill Tusa
Ambrosia Sims	Coleen West	Joneika Williams
Amy Lee	Courtney Belanger	Julia Brummer
Amy Novak	Danielle Maratas	Julie Amenta-Marone
Andrew Mellor	Darci McCloskey	Julie Vargas
Angela James	Darci Zuber	Justin Werner
Anna Morado	Daryl Snow	Kanisha Cobb
April Hemphill	David Tramontana	Kat Harlan
Ashley Jensen	Deb Ramsey	Kathy Littell
Ashly Wood	Derek Fogarty	Kela Montgomery
Austin Edwards	Derek Siegel	Kelli Senn
Bailey Charles	Derryl Kinnell	Kellie Loscher
Bailey Stark	Desi Wehrs	Kelly Browning
Benjamin Street	Devante Mathis	Kennedy Sammons
Bianca Guity	Diana Jodoin	Kenny Panora
Bill Peters	Donna Johnson	Kerri Holmes
Billy Stogner	Edward Schultz	Kevin Thoman
Braela Banks	Emily Griffith	Keyana Marshall
Brannon Whitesell	Erin Henderson	Kezzie Joseph
Breanna Gallagher	Erin Shea	Kim Broussard
Brittany Cuda	Estelle Mitchell	Kimberly DeArmond
Camille Bautista	Geoffrey Berger	Kimberly Micheau
Camille Yuen	Heather Labrado	Kimberly Vincent
Candace "Candy" Gooch	Ian Swanson	Kristina Allen
Carly Bowersett	Jamie Comer	Kristina Palanza
Carol O'Donnell	Janet Love	Krysten Giordano
Cassandra La Valley	Jared Mytych	Kyle Bodmer
Cassie Morris	Jennifer Amador	La Tasha Bender



Laura "Nikki" Betts  
Laura Michaud  
Laura Rosario  
Lauren Abaii  
Lauren Henning-Emory  
Lauren Patrick  
Laurie Meyer  
Leanna Seabaugh  
Lili Soliz  
Lisa Carothers  
Lisa Gabler  
Lisa Mazzola  
Logan Weeks  
Lori Hartman  
Lori Hitchcock  
Lorraine Perez  
Luis Molina  
Lynn Case  
Madeline Murack  
Maggie Garcia  
Mallory King  
Mandy Zimmerman  
Margaret Kerlin  
Marianne McGinnity  
Marla Bancroft  
Marvin Phidd  
Mary Janik  
Mary Keller  
Matthew Reece  
Medina Hrnjic  
Melissa Wyrick  
Melodie Brewer

Michael Hanrahan  
Michele White  
Michelle Eubanks  
Minna Henry  
Monica Donahue  
Morgan Firth  
Morgan Wheeler  
Nancybeth Capinegro  
Natalie Ghassemi  
Natalie Starlipper  
Nate` Steinbecker  
Nathaniel Gantz  
Nerie Pagan  
Nicolas Rajtman  
Nicole Geldreich  
Nicole Jones  
Nigel Watson  
Noelle Minissale  
Nuria Curtis  
Patricia Davis  
Patricia Hurst  
Philip Dimas  
Rachel Ciliberti  
Raj Patel  
Rebekah Simion  
Renee Arango  
RJ Cox  
Robin Quick  
Romina Dorigo  
Roxy Solis  
Ryan Shaverdi  
Sabrina Moreno

Samantha Andre  
Samantha Mittlesdorf  
Samantha Phillips  
Shanay Knighton  
Shanice Eboigbe  
Shantanice Vaxter  
Shayla Fisher  
Sherita Walker  
Sonia Silva  
Stacie Garcia  
Sue Ann "Susie" Jeans  
Sydne Minter  
Sylvia Parker  
Tara Lescinsky  
Tatiana Castillo  
Thomas Syme  
Tori Canedy  
Tracy Dunn  
Trevaris Wright  
Ursula Legan  
Valli Smith  
Vanessa Romero  
Vonetta Fleming  
Whitney Dewbrew  
Whitney Thompson  
Yasmine Baban  
Yvonne Bondanza-Whittaker  
Zack Alawi

**Principal Office Address:**  
1301 Second Ave, Fl 31  
Seattle, WA 98101

Dated: January 27, 2022

SIGNPOST HOMES, INC.

  
\_\_\_\_\_  
Brad Owens, Secretary



**EXHIBIT A**

SPH Master Holdco, LLC  
SPH Holdco, LLC  
SPH Holding, LLC  
SPH Property One, LLC  
SPH One, LLLP  
Zillow Homes, Inc.  
SPH Master Holdco Two, LLC  
SPH Holdco Two, LLC  
SPH Holding Two, LLC  
SPH Property Two, LLC  
SPH Two, LLLP  
SPH Master Holdco Three, LLC  
SPH Holdco Three, LLC  
SPH Holding Three, LLC  
SPH Property Three, LLC  
SPH Three, LLLP  
Zillow Homes Property Trust

**Attachment**

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 1052 Pecan Ridge Road, Fort Mill, SC 29715 bearing County Tax Map Number 020-13-02-040, was transferred by **Zillow Homes Property Trust, a Delaware Statutory Trust to Trishna Chhetri and Puskal Pant, as joint tenants with rights of survivorship**, on this the

18th day of February, 2022.

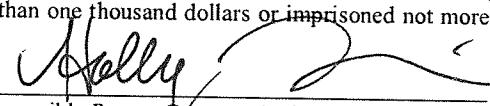
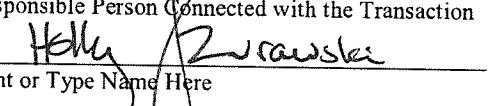
3. Check one of the following: The DEED is:

- 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 \$360,000.00.
- 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:	\$	360,000.00
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:	\$	360,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,332.00.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Seller, Attorney
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.

  
Responsible Person Connected with the Transaction  
Print or Type Name HereSWORN to before me this the 18 day of February, 2022.Bailey Lindsey Kirby  
Notary Public for: NCNotary Printed Name: Bailey Lindsey Kirby  
My Commission Expires: 10-19-2025