

| | |
|---------------------------|----------------|
| YORK COUNTY, SC | |
| 2023006999 | MECHANICS LIEN |
| RECORDING FEES | \$25.00 |
| STATE TAX | \$0.00 |
| COUNTY TAX | \$0.00 |
| 03-13-2023 | 02:34:25 PM |
| BK: LIENS 498 PG: 402-406 | |

Recording Requested by:
B2L Construction, LLC
13000 S Tryon St. STE. F378
Charlotte, North Carolina 28278

Please Return To:
B2L Construction, LLC
c/o Mail Center
9450 SW Gemini Dr #7790
Beaverton, Oregon 97008-7105
Reference: M9PHXWL75L9T

SPACE ABOVE FOR RECORDER'S USE

NOTICE OF MECHANIC'S LIEN
CLAIMANT WITH DIRECT CONTRACT WITH OWNER
S.C. Code §§ 29-5-10 et seq.

STATE OF SOUTH CAROLINA

NOTICE OF MECHANIC'S LIEN

COUNTY OF York County

B2L Construction, LLC, PETITIONER,

BOOK _____

VERSUS

Ep Group LLC , RESPONDENT/DEFENDANT

PAGE _____

Name and Address of Petitioner / Claimant:

B2L Construction, LLC
13000 S Tryon St. STE. F378
Charlotte, North Carolina 28278

Petitioner claims a Mechanic's Lien against the Property in the sum of **\$2,183.00, (Lien Amount)** together with the interest thereon, and any costs of this action including a reasonable attorney's fee.

Date Labor or Materials First Delivered:

Date Labor or Materials Last Delivered: December 27, 2022.

IMPORTANT INFORMATION ON FOLLOWING PAGE

PERSONALLY APPEARED, James Dixon, who being duly sworn, deposes and says as follows:

That s/he is the authorized representative of the above-identified **Petitioner**, the **Petitioner** and Mechanics' Lien Claimant herein, and that the annexed verified statement of account for labor or materials is a true and just account of the amount due to the **Petitioner**, with all just credits given, for labor or building materials furnished and actually used in the construction, erection, alteration, and/or repair of buildings or structures situated on the after-described real estate (the "**Property**"), by virtue of **Petitioner's** contract with **Respondent**, the **Owner** of the property (the "**Owner**").

That this labor or materials were furnished by agreement with or consent of the **Owner**. That the last of the labor or materials were furnished to the **Property** less than ninety (90) days from the date of filing and service of this Mechanic's Lien. That by the serving and filing of this Mechanic's Lien, the **Petitioner** has and claims a Mechanic's Lien for the payment of the indebtedness aforesaid, and the cost of enforcing its lien, upon the following described **Property**, including its buildings and structures:

1620 Matthews Drive
Rock Hill, South Carolina 29732
COUNTY OF: York County

Legally described as:

Please see attached Exhibit A.

WHEREFORE, the Petitioner claims a Mechanic's Lien against the Property in the sum of **\$2,183.00**, together with the interest thereon, and the costs of this action including a reasonable attorney's fee.

If the Petitioner is required to be licensed or registered as contemplated by S.C. Code Ann. 29-5-15, the S.C. License or Registration Number is: 122508. If the Petitioner is not required to be licensed, the preceding will be left blank.

SIGNATURE OF CLAIMANT, AND VERIFICATION

Date: 2/28/23

State of North Carolina County of Mecklenburg

I, Melissa McManaway, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the authorized, limited and disclosed agent of the Claimant named herein, and that I have read the foregoing instrument, and as an agent appointed by the Claimant to sign the instrument I have been provided and thereby have knowledge of the facts, and certify that based thereupon, upon my information and belief, the foregoing is true and correct under penalty of perjury.

[Signature]
B2L Construction, LLC

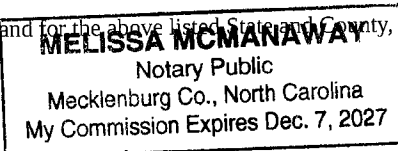
Signed by authorized agent

Print Name: James Dixon (member)

Sworn to and subscribed before me, undersigned Notary Public, in and for the above listed State and County, on this date:

2/28/23

[Signature]
Notary Public



Witness

Print Name: _____

Witness

Print Name: _____

VERIFIED STATEMENT OF ACCOUNT

STATE OF SOUTH CAROLINA

COUNTY OF York County

B2L Construction, LLC, PETITIONER,

VERIFIED STATEMENT OF ACCOUNT

VERSUS

Ep Group LLC , RESPONDENT

Total Original Contract Amount (w/ Change Orders): \$36,216.91

Payments Received to Date: \$34,033.91

Balance Due As Of February 27, 2023: \$2,183.00*

*** Plus Interest, Attorney's Fees, and Costs.**

Date: 2/28/23

State of North Carolina County of Mecklenburg

I HEREBY CERTIFY that the foregoing is a true and correct statement of account due to Petitioner in connection with this Mechanic's Lien

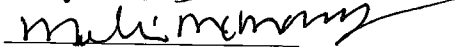
 (member)
B2L Construction, LLC

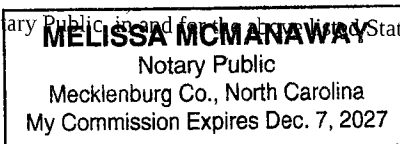
Signed by authorized and disclosed limited agent

Print Name: Jamel Dixon (Member)

Sworn to and subscribed before me, undersigned Notary Public, in and for the State of North Carolina, on this date:

2/28/23


Notary Public



Witness

Print Name: _____

Witness

Print Name: _____

EXHIBIT "A"
Property Description

All that certain piece, parcel or lot of land, lying, being and situate in Ebenezer Township, York County, South Carolina, being shown and designated as Lot 21, Block 9, on Plat of Estate of Basil H. Matthews dated June, 1954, revised and with additions thereto dated January 20, 1966, recorded in Plat Book 29, Page 106, Office of the Clerk of Court for York County, South Carolina, and being more particularly described as follows: Beginning at a point on the eastern side of Matthews Drive at corner of said Lot 21, Block 9, and rear corner of Lot 22, Block 9, and running thence with the rear line of Lot 22 and a portion of the rear lot line of Lot 23, S. 87 E. 180 feet to a point; thence N. 7-41 E. 150 feet to a point, joint rear corner of Lots 20 and 21; thence with the division line of Lots 20 and 21, S. 81-54 W. 211.2 feet to a point on Matthews Drive; thence with Matthews Drive in a clockwise curve (R=343.33) 101.3 feet and S. 3 W. 8.4 feet to the point of beginning.

Property 1:
633-07-01-017

1620 Matthews Drive, Rock Hill, SC 29732

B2L Construction, LLC

13000 S Tryon St. STE. F378
Charlotte, NC 28278 US
+1 7045599573
jamel@b2lconstructions.com

Exhibit B**CONSTRUCTION****INVOICE**

12/27/2022
Trent Erving

INVOICE 1746
DATE 12/27/2022
TERMS Due on receipt
DUE DATE 12/27/2022

| SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|-----------------------|-------------|-----|----------|----------|
| Materials for framing | | 1 | 1,300.00 | 1,300.00 |
| Dumpster for 3 months | | 1 | 883.00 | 883.00 |

BALANCE DUE **\$2,183.00**