

YORK COUNTY ASSESSOR

Tax Map:

630-09-03-001

Date: 06/06/2024

E H



2024017496

DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00

PRESENTED & RECORDED:

06-06-2024 11:04:23 AM

BK: RB 21340

PG: 192 - 196

ANGIE M BRYANT
CLERK OF COURT
YORK COUNTY, SC
BY: REGINA PRUITT CLERK

**THE STATE OF SOUTH CAROLINA
COUNTY OF YORK**

**TITLE TO REAL ESTATE
(Title Not Examined)**

KNOW ALL PERSONS BY THESE PRESENTS, that we, Matthew Basara and David Buddemeyer, hereinafter whether singular or plural the "Grantor", for and in consideration of the sum of One Dollar (\$1.00) to us in hand paid by, Real Ventures & Investments, Inc., c/o 3 Oak Leaf Road, Lake Wylie, SC 29710, hereinafter whether singular or plural the "Grantee", the receipt of which is acknowledged, have granted, bargained, sold, and released, and by these presents grant, bargain, sell, and release to such Grantee the following described property:

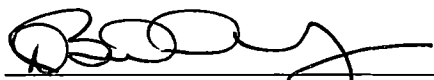
See Exhibit A

Together with all and singular, the right, members, hereditaments, and appurtenances belonging to or in any manner incident or appertaining to the described property; to have and to hold all and singular the premises mentioned, to Grantee, Grantee's heirs, executors, and administrators forever. And we bind ourselves, our heirs, executors, and administrators, to warrant and forever defend all and singular the premises to Grantee, Grantee's heirs, executors, and administrators, against Grantor and Grantor's heirs, executors, and administrators, and against every person whomsoever lawfully claiming or to claim the described property, or any part thereof.

WITNESS the hand and seal of the Grantor this the 2nd day of April, 2024.

GRANTOR:

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

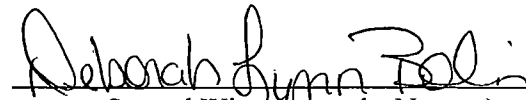


David Buddemeyer

(SEAL)



First Witness



Second Witness (can be Notary)

STATE OF Florida
COUNTY OF Palm Beach

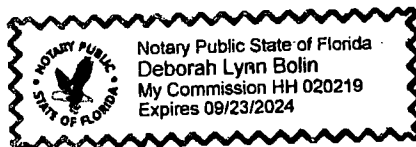
Personally appeared before me the undersigned witness and made oath that s/he saw the within named Grantors sign, seal and, as the Grantors' act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this the 2nd
day of April, 2024.



First Witness

Notary Public: Deborah Lynn Bolin (s.s.)
My Commission Expires: _____



WITNESS the hand and seal of the Grantor this the 2nd day of April, 2024.

GRANTOR:

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

By: Matthew Basara (Seal)
Matthew Basara

Aimee J. Son
First Witness

Deborah Lynn Bolin
Second Witness (can be the Notary)

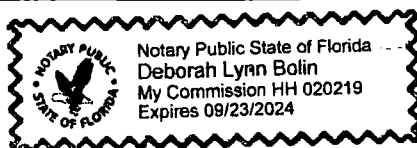
~~THE STATE OF SOUTH CAROLINA~~ Florida
~~COUNTY OF YORK~~ Palm Beach

Personally appeared before me the undersigned witness and made oath that s/he saw the within named Grantors sign, seal and, as the Grantors' act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this the 2nd
day of April, 2024.

Aimee J. Son
First Witness

Notary Public: Deborah Lynn Bolin (L.S.)
My Commission Expires: 7/7/2033



Prepared by and mail to:
David M. Hadder, Atty. At Law, P.A.
54 Marina Road, Lake Wylie, SC 29710

Exhibit "A"

All that certain piece, parcel, or lot of land lying, being and situate in the State of South Carolina, County of York, City of Rock Hill, in the Aragon Mills Village, being more particularly shown as Lot 158 on plat entitled "A Subdivision for Aragon-Baldwin Mills, Aragon Plant, Rock Hill, SC," prepared by Pickell & Pickell, Engineers Greenville, SC, April 1950, and recorded in the Office of the Clerk of Court for York County, South Carolina, in Plat Book D at pages 126-128, inclusive, which plat is hereby incorporated herein as part of this description and made a part hereof for a more accurate depiction of metes, bounds, courses, and distances. According to said plat, the within described lot is also known as No. 1006 Curtis Street and front 95 feet on Curtis Street and 103 feet on Community Street.

SUBJECT TO the following restrictions as described in Book 418 at page 48; (1) No mercantile establishment shall be erected, operated, or maintained on the lot above-described; (2) Only one residence shall be erected or maintained on any one lot; (3) That no livestock, except fowl, may be kept, stabled, or penned thereon or brought to the premises; and (4) Any other restrictions of record which are not hereby reimposed.

SUBJECT TO the previously granted rights of way and easements to go upon the land for the purpose of maintenance, repair, alteration, replacement, constructions, relocation, and operation of the liens and systems for utilities, etc., more fully described in Book 418 at Page 49 and Book 235 at Page 499.

DERIVATION: This being the same property conveyed to Matthew Basara and David Buddemeyer by deed from Donald Gene Rapp, II and John A. Hauenstein, Sr. recorded on 3/7/2022 in Book 20029 at Page 325 in the Office of the Clerk of Court for York County, South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF YORK

AFFIDAVIT

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

1. Property located at Lot 158 of Aragon-Baldwin Mills, Aragon Plant, Rock Hill, SC, bearing York County Tax Map Number 630-09-03-001, was transferred by Matthew Basara and David Buddemeyer to Real Ventures & Investments, Inc. on _____.

The transaction was (Check one):

_____ an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$ _____.

_____ not an arm's length real property transaction and the fair market value of the property is \$ _____.

X the above transaction is exempt, or partially exempt, from the recording fee as set forth in SC Code Ann. Section 12-24-10 et. seq. because the deed meets one of the exempt categories listed on the attached list. (12-24-40 (8) - transferring realty from an individual to a partnership or company of which the individual is a partner or a shareholder.)

As required by Code Section 12-24-70, I state that I am a responsible person who is connected with the transaction as : Legal Representative of the Purchaser

I further understand that a person required to furnish this affidavit who wilfully 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.

THIS the 2nd day of April, 2024.



David M. Hadder

Purchaser, legal representative of the purchaser, or other responsible person connected with the transaction

SWORN TO AND SUBSCRIBED before me
this the 2nd day of April, 2024.

Notary Public: 

My commission expires: 7/7/2033.

