

YORK COUNTY ASSESSOR

Tax Map:

020-20-01-489

020-20-01-492

020-20-01-511

020-20-01-512

020-20-01-513

020-20-01-514

020-20-01-515

Date: 10/03/2024

E H

YORK COUNTY, SC	
2024031618	DEED
RECORDING FEES	\$15.00
STATE TAX	\$2280.20
COUNTY TAX	\$964.70
10-03-2024	08:02:59 AM
BK:RB 21543	PG: 458-463

Prepared by:

St. Amand & Efirid PLLC

3315 Springbank Lane, Suite 308

Charlotte, North Carolina 28226

After recording return to: Grantee

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

)

COUNTY OF YORK)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **LNR AIV LLC**, a Delaware limited liability company (“**Grantor**”), whose mailing address is c/o Kennedy Lewis Investment Managements LLC; 111 West 33rd Street, Suite 1910, New York, New York 10120, in consideration of the sum of \$10.00 and other valid consideration, in hand paid by **LENNAR CAROLINAS, LLC**, a Delaware limited liability company (“**Grantee**”), whose mailing address is 6701 Carmel Road, Suite 425, Charlotte, North Carolina 28226, Attn: Mark Henninger, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Grantee, its successors and assigns forever the following described property located in York County, South Carolina (the “**Property**”):

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN
BY THIS REFERENCE.**

THIS conveyance is made **SUBJECT TO** all covenants, restrictions, easements, rights-of- way, and other matters of record, and such matters as would be shown by a current survey and an inspection, affecting the within-described Property (the “**Permitted Exceptions**”).

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining;

TO HAVE AND TO HOLD, all and singular, the Property unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions.

AND, subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns, against Grantor and Grantor's successors and assigns lawfully claiming or to claim the same, or any part thereof, but against no others.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOW]**

IN WITNESS WHEREOF, Grantor has executed this Deed as of January 9, 2024.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

GRANTOR:

LNR AIV LLC,
a Delaware limited liability company

Nathan Holt
Witness #1

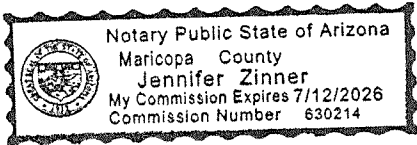
By: Tricia Patton
Tricia Patton, Authorized Signatory

[Signature]
Witness #2/Notary Public

STATE OF ARIZONA)
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 9th day of January, 2024, by Tricia Patton, the Authorized Signatory of LNR AIV LLC, a Delaware limited liability company, for and on behalf thereof.

[Signature]
Notary Public
Jennifer Zinner
Printed Name of Notary Public



My commission expires: 7/12/26

(affix notarial stamp below)

Exhibit "A"

Legal Description of the Property

BEING all of Lots 394, 397, 416, 417, 418, 419, and 420 as shown on plat entitled "FINAL PLAT OF ELIZABETH – PHASE 1, MAP 4" recorded in Plat Book 172, Pages 312-314, in the York County ROD Office.

Derivation: Being a portion of the same property conveyed to LNR AIV LLC by deed from Lennar Carolinas, LLC, a Delaware limited liability company dated November 15, 2022, and recorded November 22, 2022, in Record Book 20512, Page 407, all in the York County, South Carolina ROD Office.

<u>Lot Number:</u>	<u>Parcel Number:</u>
Lot 394:	0202-001-489
Lot 397:	0202-001-492
Lot 416:	0202-001-511
Lot 417:	0202-001-512
Lot 418:	0202-001-513
Lot 419:	0202-001-514
Lot 420:	0202-001-515

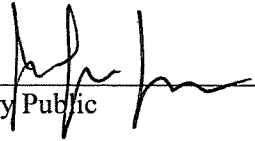
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this Affidavit and I understand such information.
- 2. The Property being transferred is located in York County, South Carolina and bears the TMS Numbers as more particularly described on Exhibit "A" to the deed from LNR AIV LLC to Lennar Carolinas, LLC executed January 9, 2024.
- 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 as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (see # ___ on Information section of Affidavit):
(If exempt, please skip items 4, 6, and 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 **\$876,599.66**
 - (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. (This includes, pursuant to Code Section 12-59-140(E)(6), and lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract between the lienholder and the buyer existing before the transfer) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$ _____
- 6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$876,599.66
(b) Place the amount listed in item 5 above here (if no amount place zero)	\$0.00
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$876,599.66
- 7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$3,244.90**
- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantor**

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.

SUBSCRIBED AND SWORN to before me this
9 day of January, 2024.



Notary Public

My Commission Expires: 7/12/28

[affix notarial stamp below]

LNR AIV LLC,
a Delaware limited liability company

By: 

Tricia Patton, Authorized Signatory