

YORK COUNTY ASSESSOR

Tax Map:

020-20-01-148

Date: 10/03/2024

E H



2024031651

DEED NC
RECORDING FEES

\$0.00

PRESENTED & RECORDED:

10-03-2024 09:01:52 AM

BK: RB 21544

PG: 132 - 135

ANGIE M BRYANT
CLERK OF COURT

YORK COUNTY, SC

BY: REGINA PRUITT CLERK

STATE OF SOUTH CAROLINA)

COUNTY OF YORK)

TITLE TO REAL ESTATE

Approximate Survey Station

87+75 To 101+50 Lt

Reloc SC 460 (Fort Mill Pkwy)

TO ALL WHOM THESE PRESENTS SHALL CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that CCC Elizabeth Commons LLC, a North Carolina limited liability company, 3605 Glenwood Ave., Suite 445, Raleigh, NC 27612, Grantor, for and in consideration of the sum of Two Hundred Forty Five Thousand and No/100 Dollars (\$245,000.00), to it in hand paid at and before the sealing of these presents, the receipt, adequacy, and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell and release unto **YORK COUNTY, a body politic and political subdivision of the State of South Carolina**, its successors and assigns, whose address is P.O. Box 66, York, SC 29745, all right, title and interest of Grantor, in and to the following described property, to wit:

That certain piece, parcel or lot of land, situate, lying and being in Fort Mill Township, York County, South Carolina, being part of the S-49 (S Sutton Rd) / SC 460 (Fort Mill Pkwy) and US 21 (Highway 21) Widening Project, Pennies Project No. 17228-004, PID P037952, and designated as Tract 020A as shown on the plans for the project. The above consideration is for all that certain parcel of land containing 27,688 square feet (0.636 acres) more or less, and all improvements thereon, if any, owned by CCC Elizabeth Commons LLC, a North Carolina limited liability company, shown as the "Area of Acquisition" on Exhibits "A" & "B" from Tract 020A, attached hereto and made a part thereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 84+14.70 and 122+43.28 Reloc. SC 460.

This being a portion of the property acquired from Lennar Carolinas, LLC, a Delaware limited liability company, by deed dated May 8, 2023, and recorded May 18, 2023, in Deed Book 20758, Page 299 in the records of the Office of the Clerk of Court for York County, South Carolina and shown as **Tax Map Number 020-20-01-148**.

This conveyance is made subject to existing easements and rights-of-way appearing in the chain of title, and to restrictions of record.

TOGETHER with all and singular the hereditaments, rights, members and appurtenances whatsoever to the said property belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD the said property, with its hereditaments, privileges and appurtenances, unto the said grantee, **YORK COUNTY, a body politic and political subdivision of the State of South Carolina**, its successors and assigns, forever.

AND said Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said **YORK COUNTY, a body politic and political subdivision of the State of South Carolina**, its successors and assigns, against it and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed by Chaucer Creek Capital LLC, its Managing Member, by William M. McClatchey, Jr., Manager, this 29th day of August in the year of our Lord two thousand twenty-four, and in the two hundred and forty seventh year of the sovereignty and independence of the United States of America.

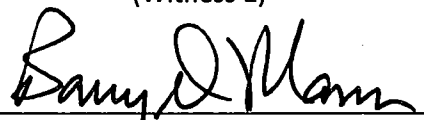
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

**CCC Elizabeth Commons LLC,
a North Carolina limited liability company**

By: **Chaucer Creek Capital LLC,
a North Carolina limited liability
Company, its Manager**



(Witness 1)



(Witness 2)

By: 
William M. McClatchey, Jr., Manager

STATE OF NORTH CAROLINA

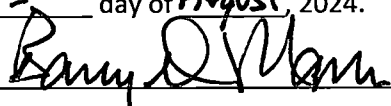
Acknowledgement

COUNTY OF WAKE

I, Barry D. Mann, do hereby certify that William M. McClatchey, Jr, the Manager of Chaucer Creek Capital LLC, the Manager of CCC Elizabeth Commons LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29th day of August, 2024.



 (L.S.)

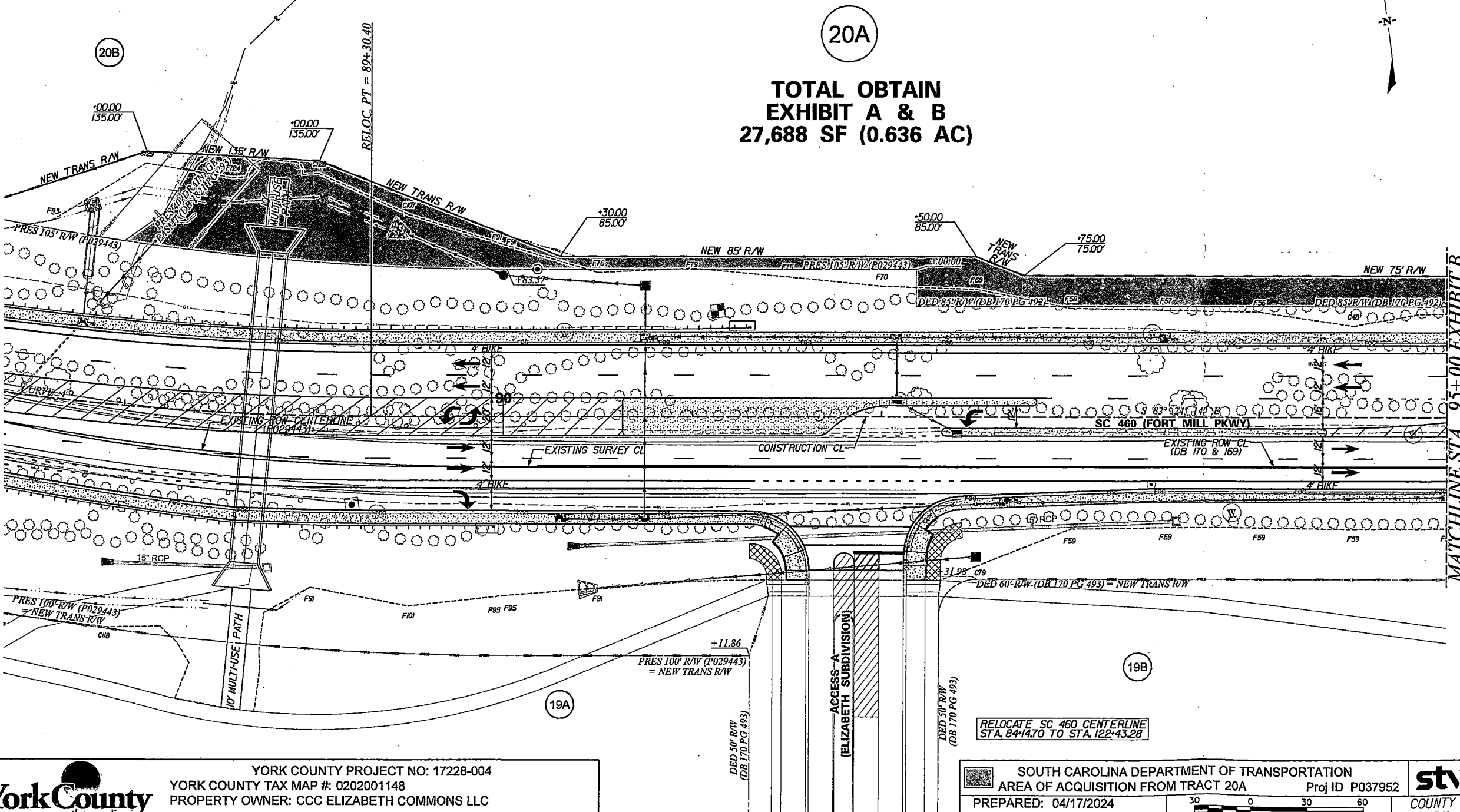
Barry D. Mann (Print Name)

My commission expires: 03/17/29

YC Form 101
Rev12/2021

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS. A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 855 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT-OF-WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.



20A

TOTAL OBTAIN
EXHIBIT A & B
27,688 SF (0.636 AC)

MATCHLINE STA. 95+00 EXHIBIT B



YORK COUNTY PROJECT NO: 17228-004
YORK COUNTY TAX MAP #: 0202001148
PROPERTY OWNER: CCC ELIZABETH COMMONS LLC

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION		stv
AREA OF ACQUISITION FROM TRACT 20A		
PREPARED: 04/17/2024	REVISD:	Proj ID P037952
scale 30 0 30 60 feet		COUNTY YORK

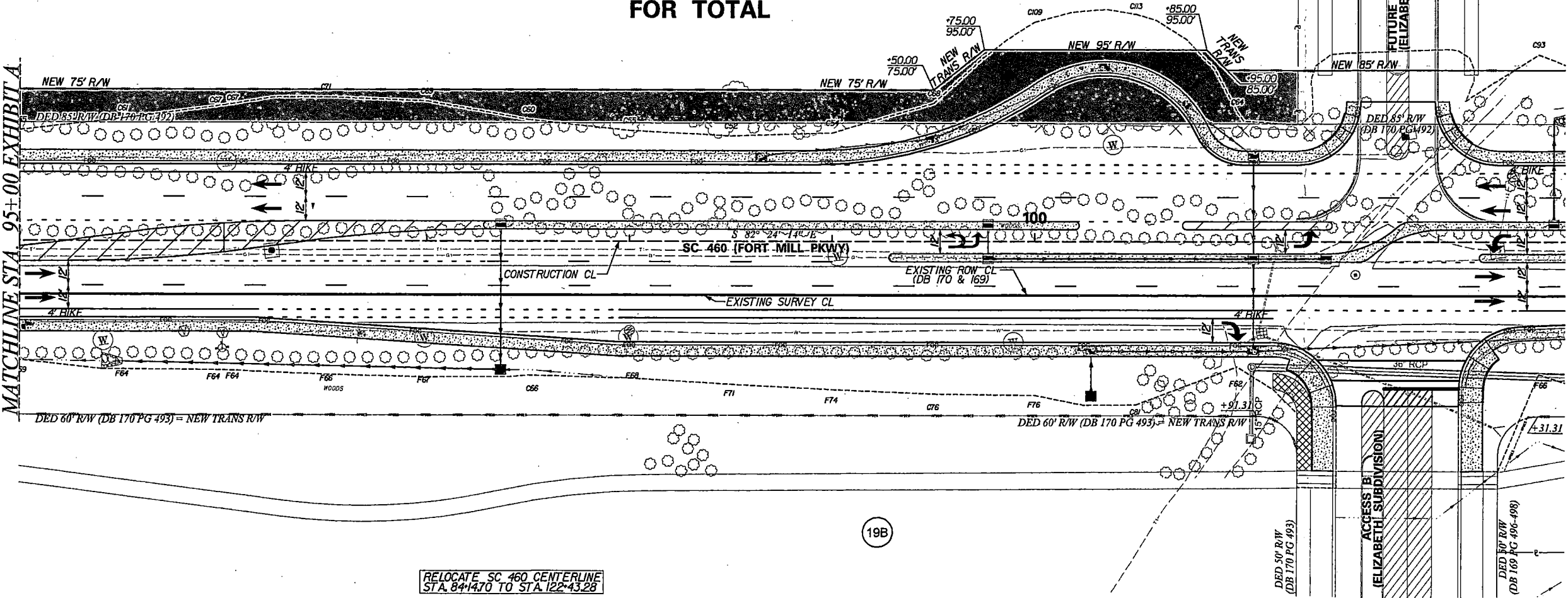
EXHIBIT "B"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS. A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT-OF-WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

MATCHLINE STA 95+00 EXHIBIT A

20A

EXHIBIT B
SEE EXHIBIT A
FOR TOTAL



YORK COUNTY PROJECT NO: 17228-004
YORK COUNTY TAX MAP #: 0202001148
PROPERTY OWNER: CCC ELIZABETH COMMONS LLC

RB BK 21544 PG 135

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION FROM TRACT 20A PREPARED: 04/17/2024 REVISED:		Proj ID P037952 30' 0 30' 60' scale feet	stv COUNTY YORK
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