

**YORK COUNTY ASSESSOR**

**Tax Map:  
739-00-00-157  
739-00-00-158  
739-00-00-159  
739-00-00-160  
739-00-00-161  
Date: 10/03/2024**

YORK COUNTY, SC	
2024031663	DEED
RECORDING FEES	\$15.00
STATE TAX	\$3250.00
COUNTY TAX	\$1375.00
10-03-2024	09:27:00 AM
BK:RB 21544	PG:200-203

**E H**

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF YORK                        )           **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that Matthew Schwartz (hereinafter referred to as "Grantor"), for and in consideration of the sum of One Million Two Hundred Fifty Thousand and No/100 Dollars (\$1,250,000.00) paid to Grantor by Copper Builders, LLC, a North Carolina limited liability company (hereinafter referred to as "Grantee") in the State aforesaid the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, and Grantee's heirs, successors, and assigns forever, the following real property with improvements thereon:

**All that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of York, being shown and designated as Lot 1 (2.151 acres), Lot 2 (2.258 acres), Lot 3 (2.359 acres), Lot 4 (2.324 acres), and Lot 5 (2.214 acres) on plat entitled "Plat of Property of Matthew Schwartz" prepared by William C. White, Jr., SC, PLS, dated June 8, 2024, recorded in Plat Book 173, Page 62, in the Office of the Clerk of Court for York County, South Carolina, to which plat reference is made for a more particular description as to metes and bounds.**

**DERIVATION: This being the same property conveyed to Matthew Schwartz by deed from Mary Sue Kimbrell Carpenter, dated 06/19/2024 and recorded in Book 21372, Page 68 on 06/26/2024 in the Office of the Clerk of Court for York County, South Carolina.**

**Tax Map Numbers:  
739-00-00-157 (Lot 1); 739-00-00-158 (Lot 2); 739-00-00-159 (Lot 3); 739-00-00-160 (Lot 4); and 739-00-00-161 (Lot 5)**

**Property Address: Lots 1, 2, 3, 4, and 5 on Holbrook Road, Fort Mill, SC 29715**

**Grantee Address: 1900 West Morehead Street, Ste 102, Charlotte, NC 28208**

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto Grantee and Grantee's heirs, successors and assigns forever.

AND GRANTOR does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee and Grantee's heirs, successors and assigns, against Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hand and Seal this 30th day of September, 2024.

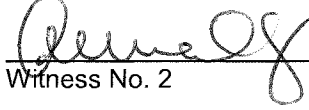
Signed, Sealed and Delivered  
In the Presence of:

  
\_\_\_\_\_

Witness No. 1

  
\_\_\_\_\_

Matthew Schwartz

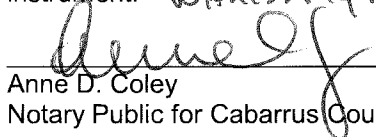
  
\_\_\_\_\_

Witness No. 2

STATE OF NORTH CAROLINA      )  
  )  
COUNTY OF MECKLENBURG      )

ACKNOWLEDGMENT

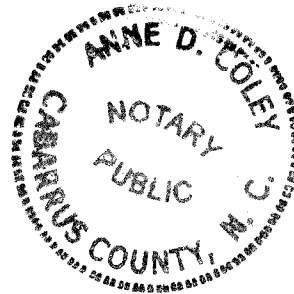
I, Anne D. Coley, a notary public for North Carolina, do hereby certify that Matthew Schwartz personally appeared before me this day and acknowledged the due execution of the foregoing instrument. *Witness my hand & official seal this 30th day of September, 2024.*

  
\_\_\_\_\_

Anne D. Coley  
Notary Public for Cabarrus County, North Carolina

My Commission Expires: 9-17-26

Affix stamp/seal:



After Recording Mail to:  
Grantee: Copper Builders, LLC  
1900 West Morehead Street, Ste 102  
Charlotte, NC 28208

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 Lots 1 -5 on Holbrook Road, Fort Mill, SC 29715 bearing York County Tax Map Number 739-00-00-157, -158, -159 and , 160, and -161, was transferred by Matthew Schwartz to Copper Builders, LLC, a North Carolina limited liability company on October 2nd, 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 a distribution to a trust beneficiary.
  - c.  exempt from the deed recording fee because (see information section of affidavit):

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(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 \$1,250,000.00.
  - 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any 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 or agreement between the lien holder 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 the item 4 above here:                                 \$ 1,250,000.00  
 b. Place the amount listed in item 5 above here:                                 \$ 0.00  
     (if no amount is listing, place zero here.)  
 c. Subtract Line 6(b) from Line 6(a) and place the result here:         \$ 1,250,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$4,625.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

GRANTOR

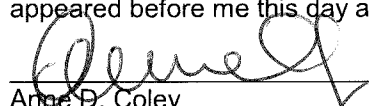
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

  
 \_\_\_\_\_  
 Grantor

Matthew Schwartz  
 \_\_\_\_\_  
 Print or Type Name Here

STATE OF NORTH CAROLINA        )  
   )  
 COUNTY OF MECKLENBURG        )        ACKNOWLEDGMENT

I, Anne D. Coley, a notary public for North Carolina, do hereby certify that Matthew Schwartz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

  
 \_\_\_\_\_  
 Anne D. Coley  
 Notary Public for Cabarrus County, North Carolina

My Commission Expires: 9-17-26

Affix stamp/seal:

