

YORK COUNTY, SC	
2025031553	DEED
RECORDING FEES	\$15.00
STATE TAX	\$3185.00
COUNTY TAX	\$1347.50
09-18-2025	08:02:10 AM
BK:RB 22142	PG:170-175

Recording Requested By and
When Recorded, Return To:
Rhyne Law Firm, LLC
1350 Ashley River Road, Suite 650
Charleston, South Carolina, 29407
(Space above this line for recorder's use)

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

KNOW ALL MEN BY THESE PRESENTS, that I, **TITAN LAND PARTNERS, LLC** (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **ONE MILLION TWO HUNDRED TWENTY FIVE THOUSAND and 00/100 (\$1,225,000.00) DOLLARS**, to be paid by **PP2054, LLC, a North Carolina limited liability company**, (hereinafter whether singular or plural the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, **SUBJECT TO the restrictions, exceptions and limitations as set forth hereinafter**, if any, has granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said **PP2054, LLC, a North Carolina limited liability company**, its Successors, Heirs, and Assigns, forever, in fee simple, the following described property, to-wit:

ALL that certain piece, parcel, or lot of land, together with any improvements thereon—if any, situate, lying, and being shown as **“Lot 18”** on that certain plat entitled **“LEGACY POINT – TRACTS 1-4 FINAL PLAT CONCORD ROAD YORK COUNTY, SOUTH CAROLINA,”** by Kevin S. Baucom, PLS, dated January 8, 2025 and recorded in the Office of the Clerk of Court for York County, South Carolina on January 13, 2025, in Plat Book 173, at Page 340-346; lot having such size, shape dimensions, courses and distances, and buttings and boundings as will by reference to said plat more fully and at-large appear.

SUBJECT TO any and all restrictions, covenants, conditions, easements, rights of way, and all other matters affecting subject property, of record in the Office of the Register of Deeds for York County, South Carolina.

SUBJECT TO the Permitted Exceptions outlined in “Exhibit A” attached hereto.

BEING a portion of the same property conveyed to Titan Land Partners, LLC by Deed of Duke Energy Carolinas, LLC, dated July 18, 2022 and recorded in the Office of the Register of Deeds for York County, South Carolina on July 28, 2022 in Book 20321, at Page 17.

TMS Number: 583-00-00-100

Grantees' Address: 1004 Camden Town Place, Apex, NC 27502

SUBJECT TO the following covenants, easements, reservations, conditions and restrictions which shall run with the land and be binding upon Grantee, Grantee's heirs, successors and assigns:

1. **SUBJECT TO** those Permitted Exceptions as described in **Exhibit A**.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Property unto Grantee, Grantee's heirs, successors and assigns forever. And Grantor does hereby bind Grantor, Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto Grantee, Grantee's heirs, successors and assigns, against Grantor and Grantor's successors lawfully claiming or to claim the same or any part thereof, subject to the matters above and below.

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EXHIBIT A

PERMITTED EXCEPTIONS

1. Ad valorem taxes and assessments for the year of 2025.
2. Matter affecting title to the Property which would be shown on a current and accurate survey of the Property (including any encroachments).
3. Easements, covenants, conditions, and restrictions of record, and rights-of-way of public and private streets and roads.
4. All easements, restrictions, and rights-of-way as may be apparent from an inspection of the Property.
5. All statutes, codes, laws, ordinances, orders, rules, and regulations of any governmental authority applicable to the Property, including those relating to zoning, subdivision, construction, and land use.
6. Reserved rights to back, flood, or draw down the waters of the Catawba River and its tributaries from time to time and at any and all times over and upon the Property, or any portion of the same, to such extent the backing, flooding, or drawdown may be necessary or convenient in connection with the practical operation of its hydroelectric or other electric generation power plants located or to located in the future upon the Catawba River or its tributaries, and to the extent such backing, flooding, or drawdowns is consistent with Duke Energy's obligations under Duke Energy's License to operate the Catawba-Wataree Hydroelectric Project (FERC Project No. 2232).
7. Any and all matters as disclosed by plats recorded in Plat Book 169, at Pages 432-434 in the Office of the Clerk of Court for York County, South Carolina.
8. Any and all matters as disclosed by plats recorded in Plat Book 173, at Pages 228-229 in the Office of the Clerk of Court for York County, South Carolina.
9. Easement and/or Rights-of-Way recorded in Book 549, at Page 189 in the Office of the Clerk of Court for York County, South Carolina.
10. Rights-of-Way from Duke Energy Carolinas, LLC to York County Natural Gas Authority recorded in Book 19308, at Page 372 in the Office of the Clerk of Court for York County, South Carolina.
11. Deed restrictions required to be placed on the Property of the Grantor by the Planning Commission of York County, South Carolina including but not limited to the following:
 - a. Utility Line Bufferyards of 25' per Chapter 155 Subpart 3.4: Utility Line Bufferyards of the York County Land Development Code.
 - b. All drives along the State Maintained portion of Concord road will require a SCDOT Encroachment Permit prior to the installation of a driveway.
 - c. All drives along Sand Tar Dr. will require a York County Encroachment Permit prior to installation of a driveway.

12. Any Tree Save Areas, Encroachments of adjacent lots/roads, restrictions on further subdivision of any lots, and any and all other matters disclosed and shown on the Plat recorded in Plat Book 173, at Pages 340-346 in the Office of the Clerk of Court for York County, South Carolina.

13. Agricultural Taxes and any rollbacks due to the York County Treasurer's Office because of change in use of the Property.

14. Easement and Road Maintenance Agreement recorded in Book 21703, at Pages 246-257 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 duly sworn, deposes and says:

- 1. I have read the information on this Affidavit and I understand such information.
- 2. The property is being transferred by Titan Land Partners, LLC to PP2054, LLC, a North Carolina limited liability company on 09/17/2025.
- 3. Check one of the following: The deed is:
 - (a) X 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 (Exemption n/a) (Explanation, if required: n/a
If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,225,000.00
 - (b) The fee is computed on the fair market value of the realty, which is n/a
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
- 5. Check YES _____ or NO X 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. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
- 6. The DEED Recording Fee is computed as follows:
 - (a) \$1,225,000.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$1,225,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
- 7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as CHECK ONE: Grantor _____ Grantee X or Legal Representative _____
- 8. 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.

SWORN to before me this
the 16 day of September, 2025.

George R. Anderson
Signature

Caroline L. Curran
NOTARY PUBLIC FOR NORTH CAROLINA
My Commission Expires: 11/11/2025

George R. Anderson
Printed Name

