

August C Muffly

Auditor, Lancaster County, SC

Prepared By

& Return	LANCASTER COUNTY, SC	
Solorzano	2023014628	DEED
111 Cleburne	RECORDING FEES	\$15.00
Suite 230	STATE TAX	\$117.00
Fort Mill	COUNTY TAX	\$49.50
----- PRESENTED & RECORDED -----		
	11-22-2023	08:38:25 AM
STAT	BRITTANY GRANT)
	REGISTER OF DEEDS)
	LANCASTER, COUNTY SC)
COUNTY	By: TERRY PARKMAN)
	BK: DEED 1730 PG: 338-341	

LANCASTER COUNTY GIS

Tax Map:

0006 00 072 04

-----Space Above This Line For Recording Data-----

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that **YW Properties, LLC**, a South Carolina limited liability company ("Grantor") in the State aforesaid, for and in consideration of the sum of FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$45,000.00), the receipt and sufficiency of which is here acknowledged, **subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats**, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Carlos Flores Sanchez and Carlos Julian Sanchez *CF CJ*

as Joint Tenants with Rights of Survivorship and not as tenants in common ("Grantee"), Grantee's heirs, successors and assigns forever, all Grantor's right, title and equitable or legal interest in and to the following described real property:

See Attached "Exhibit A" for Property Description

Tax Map No: A portion of 0006-00-072.03

Address of Grantee:

*P.O Box 823
Fort Mill SC 29715*

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 said Premises before mentioned unto the said Grantee, his, her, its or their Heirs, Successors and Assigns, forever.


AND THE GRANTOR does hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warranty and forever defend the above premises unto the said Grantee and Grantee's heirs and assigns, against the Grantor and the Grantor's heirs, successors, and assigns and against any person whomsoever lawfully claiming, or to claim, the same or any part thereof.


WITNESS our Hand(s) and Seal(s) this 21st day of November, 2023.

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

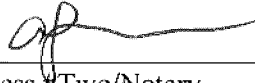
GRANTOR:

YW PROPERTIES, LLC,
a South Carolina limited liability company


Joel R. Taylor, Member


Christopher D. Butler, Member



Witness # One


Witness # Two/Notary

**STATE OF SOUTH CAROLINA
COUNTY OF YORK**

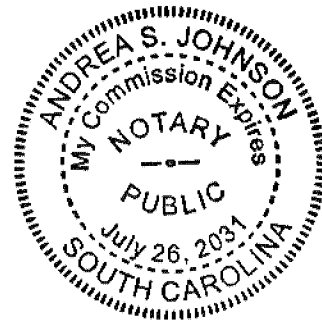
I, Andrea Solorzano Johnson, Notary Public, do hereby certify that Joel R. Taylor and Christopher D. Butler, Members of YW Properties, LLC, a South Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21st day of November, 2023.


Official Signature of the Notary

Printed or typed name of Notary: Andrea Solorzano Johnson

My Commission Expires: 07/26/31



STATE OF SOUTH CAROLINA }
 COUNTY OF LANCASTER } AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

- I have read the information on this affidavit and I understand such information.
- The property was transferred by YW Properties, LLC, a South Carolina limited liability company
 to Carlos Flores Sanchez and Carlos Julio Sanchez on 11/ 21 /2023

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 distribution to a trust beneficiary.
 - (C) exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
 (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

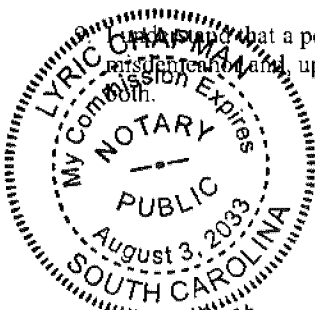
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
- (A) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$45,000.00
 - (B) The fee is computed on the fair market value 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. 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: \$45,000.00
 - (B) Place the amount listed in item 5 above here: _____
 (If no amount is listed, place zero here.)
 - (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$166.50

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as:
Joel R. Taylor, Member and Christopher D. Butler, Member



Joel R Taylor
 Responsible Person Connected with the Transaction
Joel R Taylor
 Print or Type Name Here

Sworn this 21st day of November, 2023
Lyric Chapman
 Notary Public for SC
 My Commission Expires: 08/03, 2033

Exhibit A

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING SOUTH OF COUNTRY ACRES DRIVE, AND WEST OF REID PONTE AVENUE, INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA, BEING A PORTION OF PARCEL ID # 0006-00-072.03 AND DESIGNATED AS "PROPOSED NEW LOT 1" ON PLAT BY ESP ASSOCIATES, INC. RECORDED AUGUST 3, 2023 IN PLAT BOOK 2023 AT PAGE 313 IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY, SC AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM SCGS MONUMENT "EA 52" HAVING SOUTH CAROLINA GRID COORDINATES NORTH: 1,154,419.49, EAST: 2,032,096.45 LOCATED ON THE SOUTH SIDE OF FORT MILL HIGHWAY, THENCE S 20° 19' 19" E FOR A DISTANCE OF 375.01 FEET TO A #5 REBAR WITH A CAP FOUND IN THE SOUTHERN RIGHT OF WAY OF COUNTRY ACRES DRIVE (HAVING A 50' PUBLIC RIGHT PER PLAT 11730) AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, CONTINUING WITH THE SAID RIGHT OF WAY FOR THE NEXT (3) COURSES AND DISTANCES, N 87° 04' 59" E FOR A DISTANCE OF 305.58 FEET TO A #4 REBAR IN THE RIGHT OF WAY OF COUNTRY ACRES DRIVE; THENCE S 84° 30' 40" E FOR A DISTANCE OF 220.90 FEET TO A SET #5 REBAR; THENCE S 74° 19' 04" E FOR A DISTANCE OF 35.97 FEET TO A SET #5 REBAR IN THE WESTERN RIGHT OF WAY OF REID PONTE AVENUE (HAVING A 50' PUBLIC RIGHT OF WAY PER DB 1275 PG 266-271). THENCE CONTINUING WITH THE SAID RIGHT OF WAY FOR THE NEXT (3) COURSES AND DISTANCES, S 06° 12' 04" W FOR A DISTANCE OF 101.44 FEET TO A SET #5 REBAR (THE BEGINNING OF A CURVE), SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 97.74 FEET, HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 22° 12' 04" W FOR A DISTANCE OF 96.47 FEET TO A SET #5 REBAR (THE END OF THE CURVE). S 38° 12' 06" W FOR A DISTANCE OF 127.53 FEET TO A SET #5 REBAR. THENCE LEAVING SAID RIGHT OF WAY S 87° 07' 57" W FOR A DISTANCE OF 102.93 FEET TO A SET #5 REBAR AT THE COMMON CORNER WITH REID PONTE HOMEOWNERS ASSOCIATION INC (DB 973 PG 292), SOUTHEASTERN LAND INVESTMENTS, LLC (DB 277 PG 174) AND BERNARDO S. LAGUNES (DB 1471 PG 236); THENCE ALONG THE COMMON LINE OF BERNARDO S. LAGUNES (DB 1471 PG 236) AND CARLOS F. SANCHEZ (DB 438 PG 172) N 02° 46' 01" W FOR A DISTANCE OF 161.97 FEET TO A #5 REBAR. THENCE CONTINUING WITH THE LINE OF CARLOS F. SANCHEZ, S 89° 56' 34" W FOR A DISTANCE OF 314.61 FEET TO A 1" IRON PIN; THENCE RUNNING ON THE EASTERN SIDE OF SANCHEZ ROAD (PLAT BOOK 2016 PAGE 583, UNKNOWN RIGHT OF WAY), N 03° 08' 26" W A DISTANCE OF 149.59 FEET TO A #5 REBAR WITH A CAP IN THE SOUTHERN RIGHT OF WAY OF COUNTRY ACRES DRIVE, BEING THE TRUE POINT OF BEGINNING. CONTAINING 111,325 SQUARE FEET OR 2.556 ACRES MORE OR LESS.

DERIVATION FOR INFORMATIONAL PURPOSES ONLY:

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO YW PROPERTIES LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, BY DEED OF H&EG INVESTMENT MANAGEMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, DATED 2/9/2023 AND RECORDED 2/9/2023 IN BOOK 1634 AT PAGE 192 IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY, SOUTH CAROLINA.

TAX ID NO: A PORTION OF 0006-00-072.03