

Planning Commission Members

District 1: Jason Cavalier
District 2: Yokima Cureton
District 3: Lynette Hinson
District 4: Judianna Tinklenberg
District 5: Shelly Richards, Chair
District 6: Sheila Hinson
District 7: Frances Liu



County Attorney
Ginny L. Merck-Dupont

Secretary to Planning Commission
Mara Mata

Planning Director
April Williams

**March 5, 2026
5:00 PM**

**PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

WORKSHOP AGENDA

1. Call to Order Regular Meeting

2. New Business

a. RZ-2025-2735: Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

b. RZ-2026-0152: Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

c. SD-2024-1114: The Pointe (Commercial Preliminary Plat)

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) in order to create a 12-parcel commercial subdivision.

3. Other

- a. Review of RFP Applicants for County Impact Fee Study

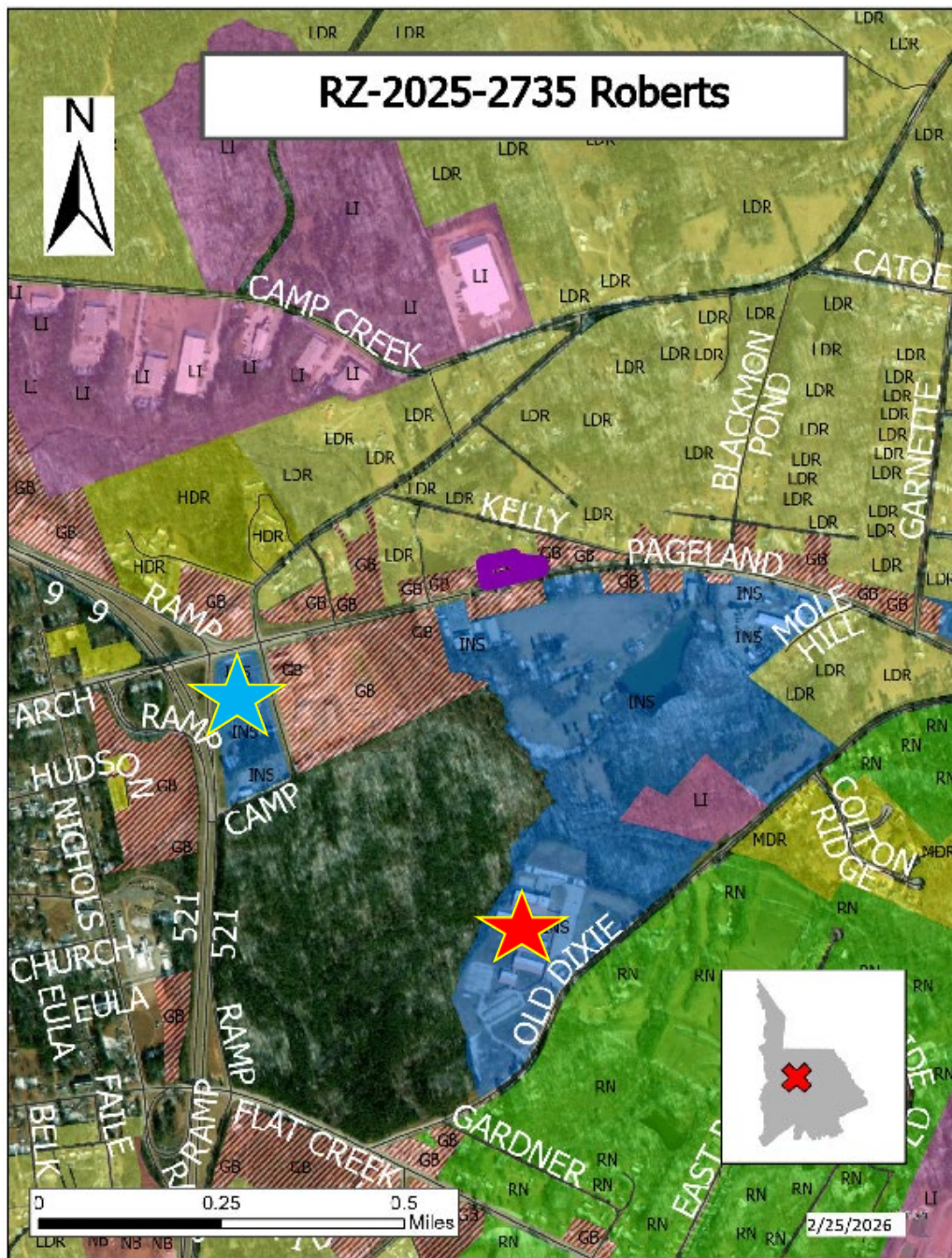
4. Adjournment

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastercsc.portal.civicclerk.com/>.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster

County Administration Building and are available on the
Website: <https://www.lancastercountysc.gov/>

Meetings are livestreamed and can be found by using the following link:
<https://www.youtube.com/@LancasterCoSCGov/streams>



Proposal:
Rezoning GB to LDR



LC Water & Sewer



AR Rucker Middle School



Subject Property



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review
- Applicants may create an account to submit projects online at:
<https://evolvepublic.infovisionsoftware.com/lanaster/>.

GENERAL INFORMATION

Property Address 1553 PAGELAND HWY
City LANCASTER State SC Zip 29720 Tax Parcel ID 6068L-00-001.00
Current Zoning General Business Current Use Residential
Proposed Zoning LDR Total Acres 1.08
Project Description BUILDING A METAL CARPORT
24 W X 9 H X 25 L ON A
CONCRETE SLAB

Surrounding Property Description Residential + business
this is his home property

CONTACT INFORMATION

Applicant Name CHARLES ROBERTS
Address 1553 PAGELAND HWY
City LANCASTER State SC Zip 29720 Phone: [REDACTED]
Email: [REDACTED]
Owner Name: CHARLES ROBERTS
Address: 1553 PAGELAND HWY
City: LANCASTER State: SC Zip: 29720 Phone: [REDACTED]
Email: [REDACTED]

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I understand that falsifying any information herein may result in rejection or denial of this request.

Clay Robel
Applicant

12/10/2025
Date

Clay Robel
Property Owner(s)

12/10/2025
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
- Rezoning Application Fees -- single parcel up to one acre: \$250.00
- -- single parcel, one acre to ten (10) acres: \$435.00
- -- multiple parcels up to 10 acres: \$610.00
- -- single or multiple, every acre over 10 acres add \$50.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

FILED, RECORDED, INDEXED
06/13/2003 04:35PM
Rec Fee: 10.00 St Fees: 193.70
Co Fee: 81.95 Pages: 2
Register of Deeds
LANCASTER COUNTY, SC

State of South Carolina
County of Lancaster



TITLE TO REAL ESTATE

Know All Men by These Presents, That Catherine L. Hinson, Dixie Carol Polk and Troy Mitchell Lisenby

hereinafter referred to as grantor for and in consideration of the sum of **Seventy Four Thousand Five Hundred and no/100ths (\$74,500.00)**-----Dollars

to grantor paid by **Charles R. Roberts**
1523 Smokey Starnes Rd.
Lancaster, SC 29720

ASSESSOR'S OFFICE

Received 10-18-03
Tax Map Code 68L-D-4.00
Or Portion Of _____

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

All those pieces, parcels or lots of land, lying, being and situate in Gills Creek Township, State and County aforesaid, numbered and designated as Lots 111, 112, and 113 as shown by plat of Glenn Plyler Farm as surveyed by D.S. DuBose, C.E and L.S. March 1, 1946, said plat being recorded in the Clerk of Courts Office for Lancaster County in Plat Book 2 page 147. Reference to said plat being craved for a minute description by courses and distances.

ALSO: All those certain pieces, parcels or lots of land, with buildings and improvements thereon, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, designated as Lots Numbers 114, 115, 116, 117, 118, and 119 on a plat of subdivision of lands know as the Glenn Plyler Farm, dated March 1, 1946, made by D.S. DuBose, Surveyor, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 2 page 147. Reference to said plat is craved for a more minute description.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Lancaster, located just east of Lancaster, between Kelly Drive and South Carolina Highway 9, in Gills Creek Township, designated as Tract No. 2 on plat made by Jack Smith, RLS, on December 14, 1982, recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat No. 5792. For a more complete description reference to said plat is craved.

ALSO: All that piece, parcel or lot of land, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina being designated as Lot No. 3 on plat of survey made by James B. Baker, RLS, March 18, 1957, and recorded in Plat Book 9 page 30 for which reference is hereby made for a more minute description. Being bounded North by Lots No. 1 and 2, lands of Bessie A. Ashe and Annie A. Gaskin; East by lands now or formerly of Glenn Plyler; South by South Carolina Highway 9; and West by lands now or formerly of Glenn Plyler.

For derivation, see Deed of Distribution, Estate of Thelma R. Lisenby, Roll No. 2003ES2900078, to Catherine L. Hinson, Dixie Carol Polk, and Troy Mitchell Lisenby dated June 13, 2003 and recorded June 13, 2003 in Deed Book 198 Page 155 in the Register of Deeds Office, Lancaster County, South Carolina.

TAM#68L-D-4

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

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 premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever.

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrator to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 13 day of June, 2003,

and in the two hundred and twenty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

194 R. Fox
Witness

Michelle S. Craft
Witness

Catherine L. Hinson (Seal)
Catherine L. Hinson

Troy Mitchell Lisenby (Seal)
Troy Mitchell Lisenby

John R. Martin
Witness

Nanette Price
Witness

Dixie Carol Polk (Seal)
Dixie Carol Polk

STATE OF NORTH CAROLINA, County of Mecklenburg

I, the undersigned notary public, do hereby certify that Dixie Carol Polk, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 10th day of June, 2003.

Ronda W. McGold
Notary Public of North Carolina
My Commission Expires: **MY COMMISSION EXPIRES August 19, 2007**

STATE OF SOUTH CAROLINA, County of Lancaster

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 13 day of June, 2003.

Michelle S. Craft (Seal)
Notary Public of South Carolina
My Commission Expires: 1-25-05

RKF

State of South Carolina,
County of Lancaster

Catherine L. Hinson, Dixie Carol Polk and
Troy Mitchell Lisenby
To

Charles R. Roberts

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed
for record in my office at M. o'clock
on the day of June,
2003, and was immediately entered upon
the proper indexes and duly recorded in Book
of Deeds, page

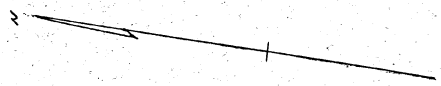
Clerk of Court of Common Pleas and General
Sessions of Register Mesne Conveyance for
the State and County aforesaid.

I hereby certify that the within Deed has been
on this 13th day of June,
A.D. 2003, Recorded in Book 0
of Deeds, page 201

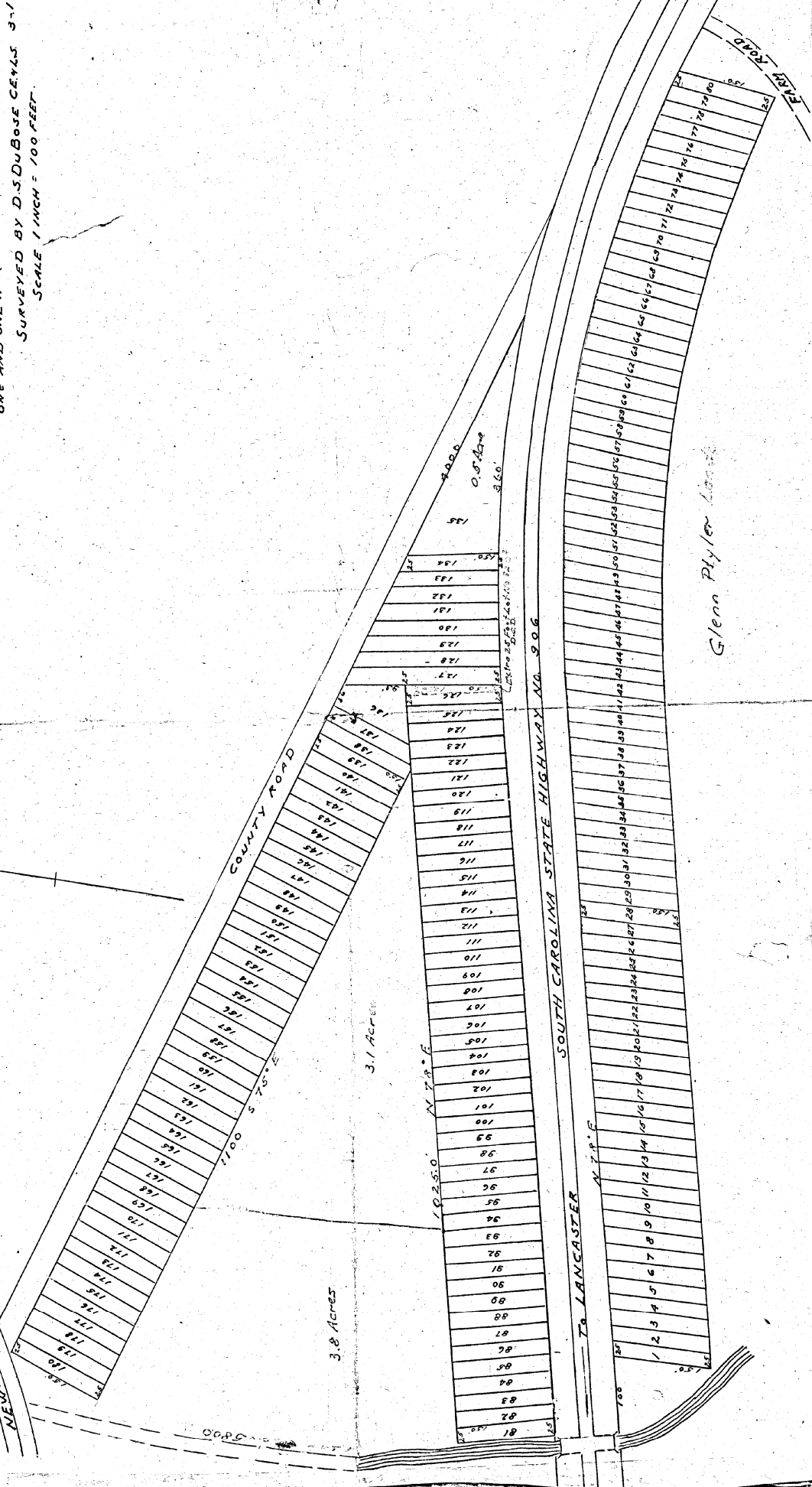
Charles R. Roberts
Auditor
of the State and County aforesaid.

PB2/147

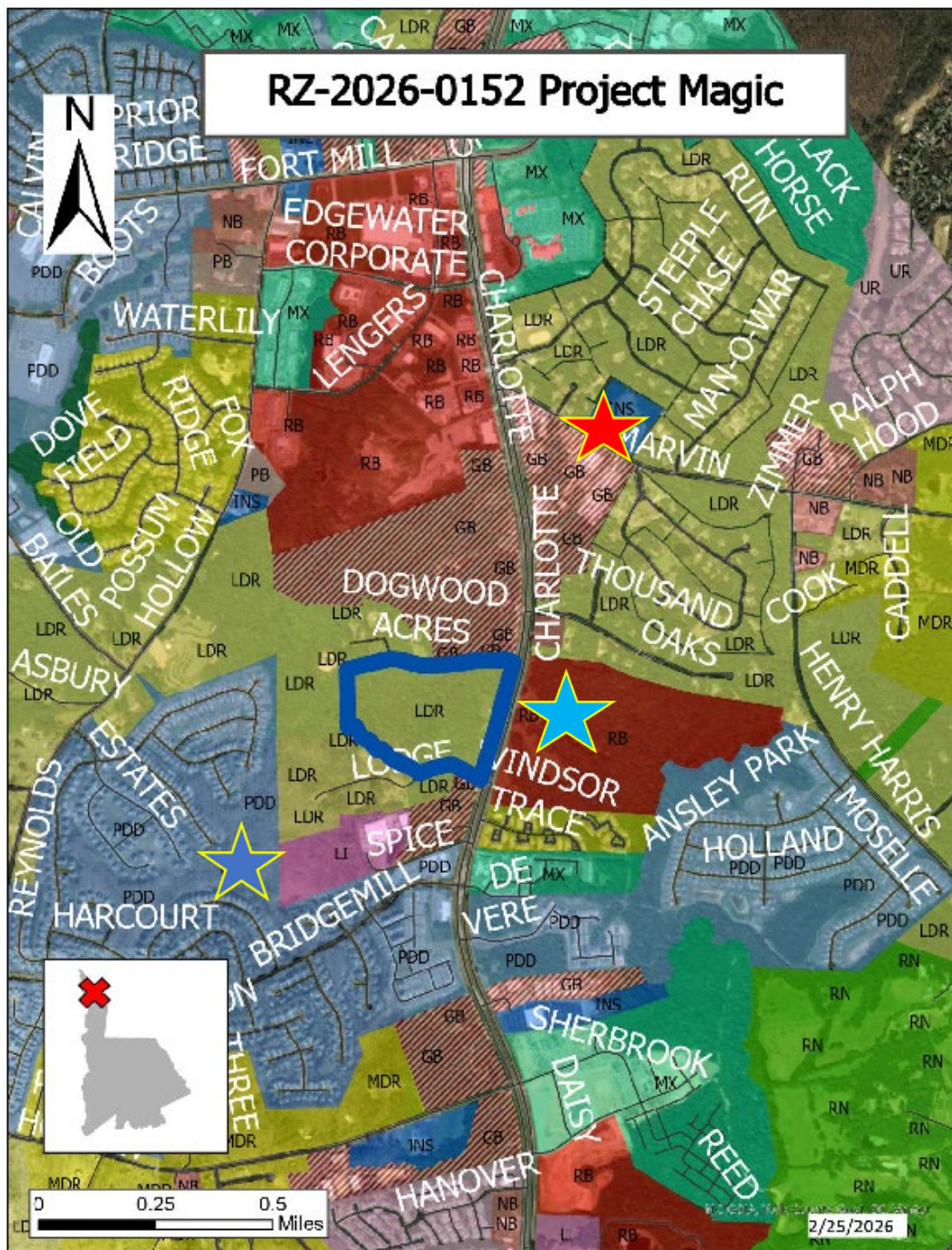
SUB-DIVISION OF GLENN RLYLER FARM
LOCATED ON SOUTH CAROLINA STATE HWY 906,
ONE AND ONE-HALF MILES EAST OF LANCASTER, S.C.
SURVEYED BY D.S. DUBOSE CEVLS 9-1-1946
SCALE 1 INCH = 100 FEET.



NEW-CUT HIGHWAY



Filed 2 P. M. March 7, 1946



Proposal:
Rezoning LDR to RB



MUSC Proposed Site



Pleasant Valley Baptist Church



Bridgemill Development

 Subject Property



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review
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<https://evolvepublic.infovisionsoftware.com/lanaster>.

GENERAL INFORMATION

Property Address 9257 Charlotte Hwy
City Indian Land State SC Zip 29707 Tax Parcel ID 0008-00-069.00
Current Zoning LDR Current Use Vacant
Proposed Zoning Regional Business (RB) Total Acres 43.61
Project Description Proposed rezoning for 43.61 acres from LDR to RB. The property is located
along Charlotte Hwy (521) and between Dogwood Acres Rd and Lodge Road.

Surrounding Property Description The north side of Dogwood Acres is being redeveloped into
a mixed use development and zoned GB. Directly across from this property is a medical development
by MUSC Health zoned RB. The south property borders Lodge Road with a lodge and single
family homes, zoned GB and LDR. The west side is a stream and a large amount of topography change.

CONTACT INFORMATION

Applicant Name DPR Design
Address 919 Berryhill Road Ste 101
City Charlotte State NC Zip 28208 Phone [REDACTED]
Email: [REDACTED]
Owner Name: JRA Investments, LLC
Address: 852 Gold Hill Rd, Unit 201
City: Fort Mill State: SC Zip: 29708 Phone: [REDACTED]
Email: [REDACTED]

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I understand that falsifying any information herein may result in rejection or denial of this request.

Applicant

2026.01.28

Date

Property Owner(s)

01/27/2026

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
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JRA Investments, LLC
852 Gold Hill Rd., Unit #201
Fort Mill, SC 29708

01-27-2026

Lancaster County Planning Dept.

101 N Main St.

Lancaster, SC 29721

re: Parcel #0008-00-069.0, 9257 Charlotte Highway, Indian Land SC 29707

To Whom it May Concern

Please accept this correspondence as an acknowledgement that JRA Investments, LLC authorizes DPR Design, of 919 Berryhill Rd, Charlotte, NC 28208 to act as our agent for the rezoning process of Parcel #0008-00-069.0, 9257 Charlotte Highway Indian Land SC 29707.

Sincerely



Jasmine Nassri Karasek

Partner

JRA Investments, LLC

State of South Carolina

Acknowledgement

County of York

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 27th day of January and the document was executed by the above named

Jasmine Nassri Karasek of his/her own free will.

Witness my hand and seal this 27th day of January ~~2025~~ 2026 26.



Notary Public

ROSELLE A. GRONSKE
Notary Public, State of South Carolina
My Commission Expires 1/6/2033

RECORDED THIS 21st DAY
OF JUNE, 2019
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

Susan D. Hunter Walker

2019008723
DEED
RECORDING FEES \$13.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED:
06-20-2019 02:11 PM
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 1243
PG:182-188

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

WHEREAS, M. Lavinia Davidson conveyed a certain parcel of land, the remainder of which is described in Exhibit A attached hereto, to Frank Parks Stephenson, Jr. and Ida S. Stephenson by way of deed recorded in Book Y-4, Page 600; and

WHEREAS, Frank Parks Stephenson, Jr. died testate on August 3, 1986, leaving Ida S. Stephenson as his sole devisee, his estate having been probated in Lancaster County, South Carolina; and

WHEREAS, Ida S. Stephenson died testate on September ____, 2009, leaving Derryl E. Stephenson as her sole devisee, her Will having been filed of record in Lancaster County, South Carolina; and

WHEREAS, Derryl E. Stephenson sold a larger parcel of property, which was intended to contain the subject property herein, to Jalal and Nayer Nassri; and

WHEREAS Nayer Nassri died testate, devising her interest in the larger parcel to Jalal Nassri, with her estate being probated in York County, South Carolina; and

WHEREAS Jalal Nassri conveyed his interest in the larger parcel to JRA Investments, LLC by deed recorded in Book 1150, Page 339; and

Deed of Derryl E. Stephenson

WHEEREAS it is the intent of Derryl E. Stephenson, Jalal Nassri and JRA Investments to clear title to the remaining portion of the certain parcel described hereinabove by way of this deed, conveying title to the now current owner with the consent of the intermediate owner of the property, who is a principal of the current property owner;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, Derryl E. Stephenson, (hereinafter referred to as "Grantor"), for and in consideration of the sum of ONE DOLLAR and the correction of title, to me in hand paid at and before the sealing of these presents by JRA Investments, LLC, 852 Gold Hill Rd, Unit 201, Fort Mill SC 29708 (hereinafter referred to as "Grantee"), in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Grantee, his heirs and assigns:

SEE ATTACHED EXHIBIT A

The above-described property is conveyed subject to all easements, rights of way or restrictions appearing of record in the chain of title or visible on an actual, physical inspection of the subject premises.

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, its successors and assigns forever.

And the said Grantor does hereby bind himself, his heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against himself and his heirs, Executors and Administrators, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

Deed of Derryl E. Stephenson

5 IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this day of ~~April~~ JUNE, in the year of our Lord two thousand and nineteen.

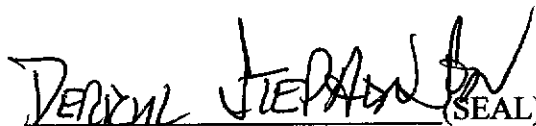
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF



Witness



Witness/Notary

 (SEAL)

Derryl Stephenson

STATE OF _____)

COUNTY OF _____)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 5 day of ~~April~~ JUNE, 2019, by the Grantor.

_____(SEAL)

Notary Public

My Commission Expires: _____

Deed of Derryl E. Stephenson

—————> See Attachment

All that certain piece, parcel or lot of land, lying, being and situate on the western side of U.S. Highway No. 521 in Indian Land Township, Lancaster County, South Carolina, containing two and forty-five one hundred (2.45) acres, more or less and more particularly descried on a Plat of Survey made by White and Marett, Surveyors, dated March 10, 1949, as follows, to wit: Beginning at a point in the center of U.S. Highway No. 521 and running thence N. 75 W. 591.3 feet to a stake; thence 17 E. 318.5 feet to a stake near a small gulley; thence S. 40 E. 156.3 feet to a two inch post oak; thence with a gulley S. 47 E. 195.4 feet to a stake; thence S. 80 ½ E. 123.4 feet to the center of said highway; thence with the center of the highway N. 15 ½ E. 441.7 feet to the point of beginning.

Less and Except a portion of:

5.000 acres and the improvements thereon surveyed by J.C. Crumpler, S.C. Registered Land Surveyor, and being more particularly shown and described on plat of survey dated December 20, 2000, recorded as Plat No. 2000-774 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference incorporated herein.

This being the remainder of the property conveyed to Frank Parks Stephenson, Jr. and Ida S. Stephenson by deed of M. Lavinia Davidson dated May 12, 1949 and recorded in Book Y3, Page 600 on July 16, 1949. Frank Parks Stephenson died testate on August 3, 1986 leaving Ida S. Stephenson as his sole devisee. His estate was probated in the Lancaster County, South Carolina Probate Court. Ida S. Stephenson died testate on September 13, 2009 leaving Derryl Stephenson as her sole devisee. Her estate was probated in the Lancaster County, South Carolina Probate Court.

All-purpose Acknowledgment California only

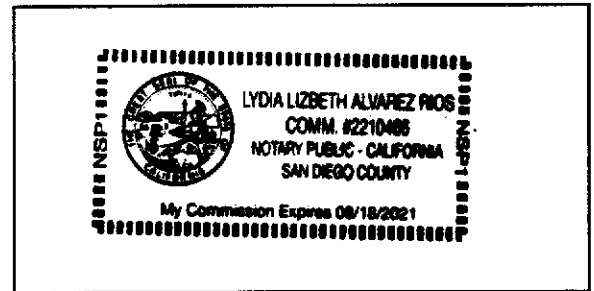
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San DiegoOn 06/05/2019 before me, Lydia Lizbeth Alvarez Rios (here insert name and title of the officer),personally appeared Derryll Eugene Stephenson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

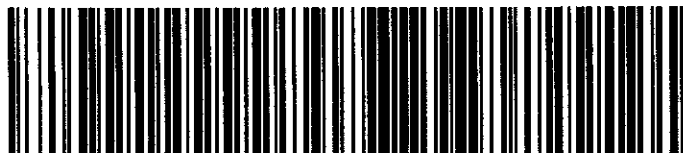
WITNESS my hand
and official seal.

Signature *[Handwritten Signature]***For Bank Purposes Only**

Description of Attached Document

Type or Title of Document Title To Real EstateDocument Date 06/05/2019 Number of Pages 5

Signer(s) Other Than Named Above _____



FO01-000DSG5350CA-01

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

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 properties being transferred located at or near 9257 Charlotte Hwy, Indian Land, SC (0008-00-069.00 portion of larger whole parcel deed to clear title only in Name of JRA Investments, LLC).
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 (See Information Section of affidavit): #8 (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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 0.00 – Deed to Clear Title only
- (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 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. (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 item 4 above here: 0.00

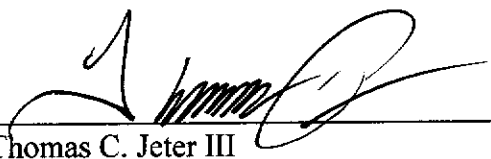
(b) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place
result here: 0.00

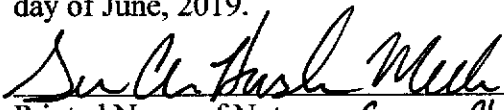
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$ 0.00.

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

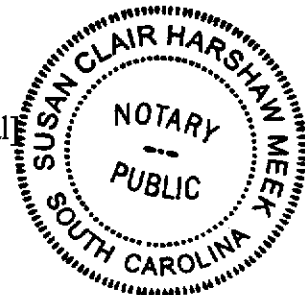
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Thomas C. Jeter III [SEAL]

SWORN to before me this 20
day of June, 2019.


Printed Name of Notary: Susan Clair Harshaw Meek
Notary Public for South Carolina
My Commission Expires: 4/23/2023

[Notary Seal]



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

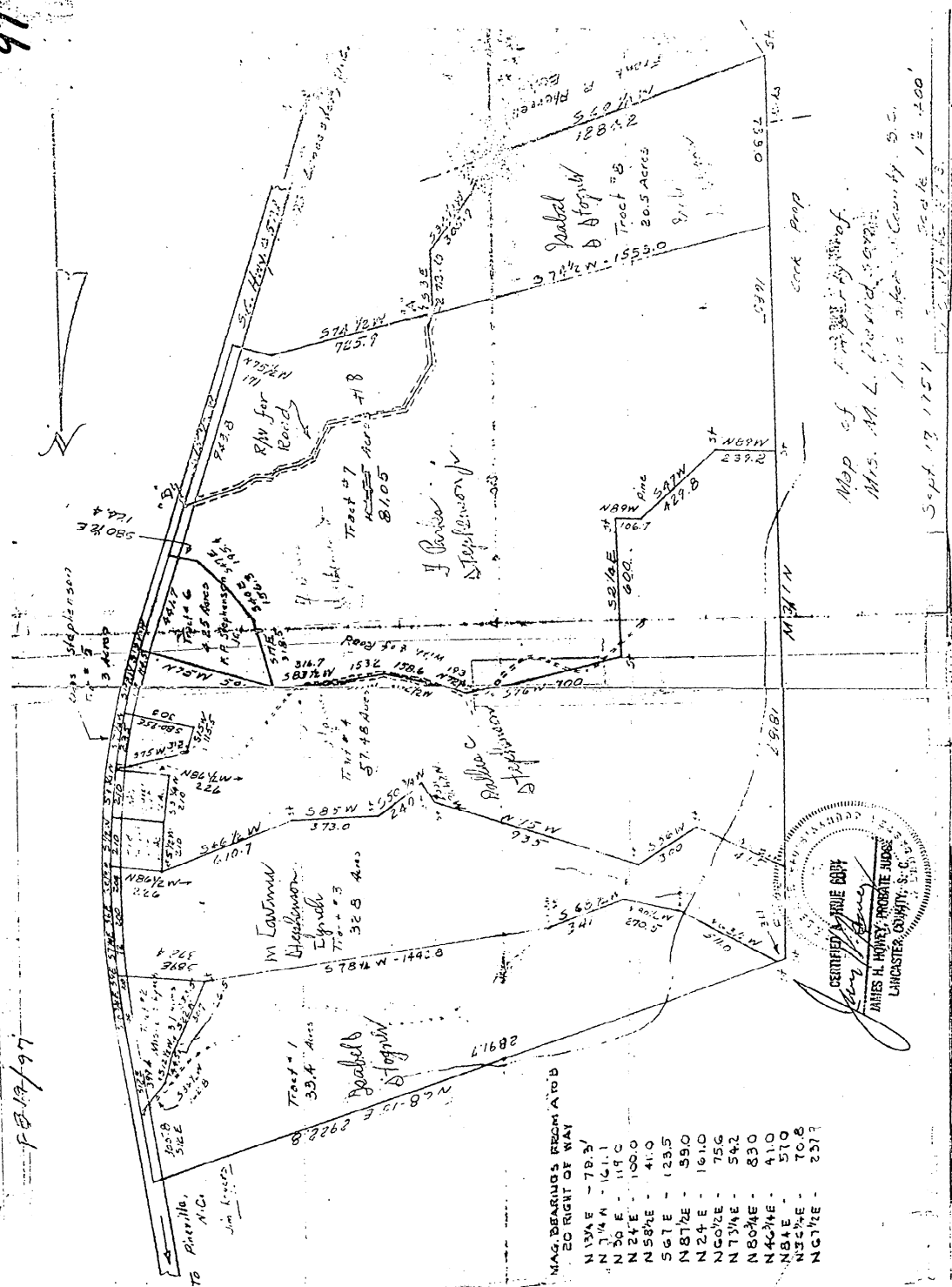
Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or take functional control of electric transmission assets as defined in the Federal Power Act.

97

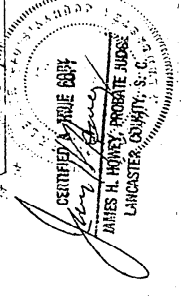
FB 17/97



MAG. BEARINGS FROM A TO B
20 RIGHT OF WAY

N 13° 14' E	- 79.3'
N 71° 14' A	- 16.1'
N 30° E	- 11.9'
N 24° E	- 100.0'
N 58° 12' E	- 41.0'
S 67° E	- 123.5'
N 87° 12' E	- 99.0'
N 24° E	- 16.10'
N 60° 12' E	- 75.6'
N 73° 14' E	- 54.2'
N 80° 14' E	- 83.0'
N 40° 14' E	- 41.0'
N 81° E	- 57.0'
N 30° 14' E	- 70.8'
N 67° 12' E	- 237.9'

Map of Township of
Mrs. M. L. Howard, et al.
1st & 2nd Sec. 17, T. 14 N., R. 10 E., S. 1 E.
Sept. 17, 1957
Scale 1" = 100'



Rec. March 2nd, 1970. Marion E. McElroy
Clerk of Court



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, planning@lanastercountysc.net

www.mylanastersc.org

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

- Create 6 or more lots for any type of development; or
- Create new streets or alleys; or
- Increase the number of lots in a major subdivision previously approved by Lancaster County

APPLICATION AND APPROVAL PROCESS

- **Sketch Plan Application:** Complete the Sketch Plan review process prior to submission of a Major Subdivision Preliminary Plat. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information.
- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference prior to submitting a Preliminary Plat application. The conference will be used to provide an overview of applicable standards and the approval process, as well as additional feedback on your sketch.
- **Traffic Impact Analysis:** Submit a TIA to County and SCDOT for review and Approval. This process is initiated by submitting a scoping request to County and SCDOT for approval prior to TIA preparation. Please note TIAs are reviewed on behalf of the County by consulting traffic engineers. Applicants are responsible for payment of consultant's fees prior to TIA review, based on an estimate prepared by County Engineering staff.

Prepare the Preliminary Plat using the attached checklist (see below) and the current UDO available on our website. Project can be submitted online by creating an account at <https://evolvepublic.infovisionsoftware.com/lanaster/?portal=project>

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

- Application with contact and project information (see p. 2)
- Fees: After submitting documents, you will receive an email with fees due and forms of payment accepted, along with a link to online payment portal. Plans will not be routed for review until payment and hard copies are received (if needed- see below).
- Two (2) paper copies of Preliminary Plat and Supporting Data is required for all submittals over 10 pages.

Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee. After Planning Commission approves the plat, you will receive a notification that you can print the stamped digital set from Evolve Project Portal. Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**.

PROJECT INFORMATION

Project Address/Location: Charlotte Highway 521 near the intersection of Dogwood Acres Rd
0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01,
Tax Map ID/Parcel No.: 0008-00-074.00, 0008-00-074.01, 0008-00-074.02, 0008-00-077.00
Project Description: 12 Parcel subdivision for commercial use

Applicant Name: Point SC LLC
Address: 10126 Paxton Run Road, Charlotte, NC 28277
Phone: [REDACTED] Email: [REDACTED]

Property Owner Name: Raghunadha Kotha
Address: 10126 Paxton Run Rd, Charlotte NC 28277
Phone: [REDACTED] Email: [REDACTED]

Other Project Contacts

Name: Frances Yarbrough, PE
Address: 230 E. Peterson Dr., Suite B, Charlotte, NC 28217
Phone: [REDACTED] Email: [REDACTED]

Name: Claire Folk, PE
Address: 230 E. Peterson Dr., Suite B, Charlotte, NC 28217
Phone: [REDACTED] Email: [REDACTED]

Applicant Signature:  Date: 01/30/26

Owner Signature:  Date: 01/30/2026

Owner Signature: _____ Date: _____

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

GENERAL PROJECT INFORMATION:

Please identify the following general information on the site plan drawing either within a notes section or on the plat drawing itself, as appropriate.

1. Proposed name of project.
2. Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.
3. Map scale using appropriate engineer's scale, north arrow, and date.
4. Vicinity map (1" = 1 mile min. scale).
5. Total acreage to be developed.
6. Boundaries of the tract to be developed with all bearings and distances. At least two points of the survey must be tied to SC geodetic control points [See State Plane Coordinate Checklist]
7. Proposed use of all lots to be used. See "zoning considerations" section above. Be sure to designate any lots proposed to be used for uses other than single-family residential.
8. Tax map number.
9. Zoning district classification and, if applicable, overlay zone(s).
10. Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.
11. Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.
12. Location and dimensions of all proposed buildings including number of stories and total square footage by use.
13. Building setbacks and proposed impervious surface calculation.
14. In case of re-subdivision, submit a copy of existing plat.

EXISTING CONDITIONS:

Please identify the following existing conditions on the plan drawing that may be located on the subject property or adjacent areas.

1. Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).
2. Show location and right-of-way of existing streets, curb cuts, and driveways within 300 feet of the site.
3. Show location and footprint of existing buildings on adjacent parcels.
4. Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights-of-way and show location of poles/towers.
5. Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads

adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.

6. Location, size, and use of any existing structures on the subject property that will remain on the site
7. Location of city limit lines, if adjacent to subject property.
8. Show location of nearest hydrant. Spacing should be 500 feet single-family residential (this distance is measured in the direction of fire truck travel).
9. The Fire Department will need access to within 150 feet of all points of the building.
10. Location of land subject to flooding and nearest 100-year flood zone and elevation.
11. Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

1. Depict any water resources subject to the UDO Chapter 8, Natural Resources Protection, and comply with all requirements laid out in the aforementioned section.
2. Depict any prohibitive/severe steep slope areas (greater than or equal to 3H:1V) and take into account the limitations on disturbance when designing the project.
3. Depict stormwater management areas.

TREE RETENTION

1. Identify tree canopy retention areas.
2. Show trees that require protection.

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

1. Indicate if all or a portion of the site has been designated as an Open Space.
2. Calculate required common open space acreage.
3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct.
4. Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas.

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

Please identify the following proposed grading, stormwater, and utility system improvements.

1. Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.
2. Preliminary plan for storm sewer system showing the location of outlets and direction of flow.
3. Preliminary plan of water supply system
4. All proposed easements.
5. Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).
6. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

Roads, Bridges, and Public Ways (UDO 6.13, pg. 21)

General design criteria are explained in two primary places in the UDO—Chapter 6 and Appendix C. Please refer to both when designing the community. The below is a brief summary of some of the “big picture” points, but those two sections in the Zoning Ordinance have many other requirements to which you will need to refer.

1. Connectivity is required within the neighborhood, and between the neighborhood and adjacent neighborhoods or other lands. Additionally, a second entrance is required for more than 100 units.
2. Traffic calming measures such as minimum street widths, short block lengths, on-street parking, controlled intersections, and roundabouts should be used per the UDO.
3. Sidewalks are required both internally, and in some cases, externally to the development and must be at least five feet wide.
4. Street trees are required to be planted in accordance with the UDO.
5. See Chapter 6: Subdivision and Infrastructure Standards and Appendix C – Manual of Specifications and Standard Details (MSSD), generally for road specifications, cross sections, and other important information. For example:
 - a. Cul-de-sacs should be avoided except as described in the UDO.
 - b. Gated communities have additional requirements as laid out in the UDO.
 - c. Curb and gutter requirements are applicable in some districts as designated in the UDO.
6. Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

LOT DESIGN

Identify a lot configuration that complies with the following standards.

1. Lot designed to comply with the UDO design requirements
 - a. Lots cannot be divided by City limit lines or zoning districts.
 - b. **Through lots are prohibited.**

- c. Flag lots are prohibited except where they are necessary to eliminate access onto arterial or collector roadways.
- d. Side lot lines must be at right angles to straight street lines and radial to curved sidewalk and street lines.

USE-SPECIFIC STANDARDS

The UDO has standards associated with specific uses in order to minimize negative impacts and/or to help shape the design of a specific use. Design the proposed site plan in compliance with any applicable use-specific standards.

OVERLAY DISTRICTS

If an overlay district exists, be sure to address the applicable standards for it in the site design.

- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☐ **Highway Corridor Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**

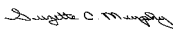
LANCASTER COUNTY ASSESSOR
Tax Map:
0008 00 077 00

LANCASTER COUNTY, SC	
2023014456	DEED
RECORDING FEES	\$15.00
STATE TAX	\$9380.80
COUNTY TAX	\$3968.80
PRESENTED & RECORDED	
11-17-2023	11:45:16 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: DAVID HUGHES	
BK:DEED 1729	PG:270-274

RECORDED THIS 9th DAY
OF JANUARY, 2024
IN BOOK 00 PAGE 00

Prepared by:
Morton & Gettys, LLC
Attn: R. Heath Myers, Esq.
331 E. Main Street, Suite 300
Rock Hill, SC 29731

After Recording Return to Grantee:
Apex Retail, LLC
10126 Paxton Run Road
Charlotte, NC 28277


Auditor, Lancaster County, SC

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 16th day of November, 2023, by and between MARGARET L. ADAMS, AS TRUSTEE OF THE LAVINIA STEPHENSON LYNCH REVOCABLE LIVING TRUST A/K/A THE LAVINIA STEPHENSON LYNCH LIVING TRUST DATED AUGUST 2, 2011, a South Carolina resident, as party of the first part, hereinafter collectively referred to as "Grantor," and APEX RETAIL, LLC, a South Carolina limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

KNOW ALL MEN BY THESE PRESENTS THAT, FOR AND IN CONSIDERATION of [See attached Affidavit], and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does, subject to the exceptions, limitations, and other matters set forth below, grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the real property described upon Exhibit A (attached hereto and incorporated by this reference), together with any and all improvements affixed thereto and lying thereupon, and further together with any and all appurtenances thereto (with the foregoing being, collectively, the "Property").

The Property is hereby conveyed to the Grantee subject to ad valorem taxes for the 2024 tax year and subsequent tax years, which constitute a lien but are not yet due and payable, matters which would be disclosed upon a current and accurate ALTA survey or physical inspection of the Property, matters of zoning, and easements, rights-of-way, restrictions, conditions, and other matters which are of record (excluding mortgages and other monetary liens) in the Lancaster County, South Carolina, real estate records.

AND IT IS THE INTENT OF THE GRANTOR THAT NONE OF THE ABOVE MATTERS AND EXCEPTIONS SHALL BE DEEMED AS BEING IMPOSED OR RE-IMPOSED UPON THE PROPERTY BY VIRTUE OF THE MAKING HEREOF.

TO HAVE AND TO HOLD the Property, together with any and all improvements, buildings, and fixtures located thereon and all rights, hereditaments, and appurtenance thereunto belonging or appertaining, subject, however, to the above easements, restrictions, exceptions, and other matters, unto the Grantee, and its successors and assigns, forever, IN FEE SIMPLE.

AND GRANTOR SHALL WARRANT and defend the right and title to the Property unto the Grantee, and its successors and assigns, forever, against the claims of all persons whomsoever claiming by, through or under Grantor, subject to the limitations and exceptions contained herein, but against no others.

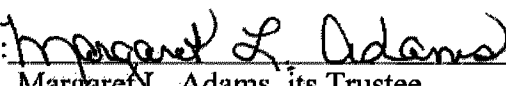
IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

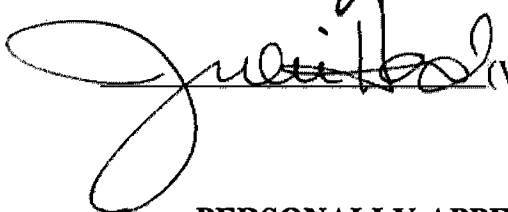
Signed, sealed and delivered
in the presence of:

GRANTOR:

**The Lavinia Stephenson Lynch Revocable Living
Trust a/k/a the Lavinia Stephenson Lynch
Living Trust dated August 2, 2011**

 (W-1)

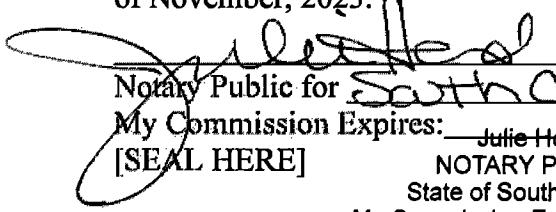
By: 
Margaret L. Adams, its Trustee

 (W-2)

ACKNOWLEDGEMENT

PERSONALLY APPEARED before me Margaret L. Adams, as Trustee of the Lavinia Stephenson Lynch Revocable Living Trust a/k/a the Lavinia Stephenson Lynch Living Trust dated August 2, 2011, who, after being duly sworn, acknowledged his execution of the within Special Warranty Deed for the uses and purposes mentioned therein.

SWORN to before me this 14 day
of November, 2023.


Notary Public for South Carolina

My Commission Expires: _____

[SEAL HERE]

Julie Hord

NOTARY PUBLIC

State of South Carolina

My Commission Expires 2/9/2027

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

TRACT 1:

ALL that certain piece, parcel or tract of land lying, being and situate on the West side of U.S. Highway No. 521, about twenty-two miles North of the Town of Lancaster, in Indian Land Township, Lancaster County, South Carolina, containing 3.7 acres, more or less, and is more particularly described by courses and distances on a Plat of Survey made by W.C. White, Surveyor, dated August 31, 1953, recorded in Plat Book 7, at Page 36 in the Office of the Register of Deeds for Lancaster County, South Carolina; Reference is hereby made to said plat, which is incorporated herein, for a more particular description of the exact metes, bounds, and location of said property.

This being a portion of the property conveyed to The Lavinia Stephenson Lynch Revocable Living Trust by virtue of Deed from Lavinia Stephenson Lynch recorded September 11, 2011, in Book 131, at Page 238, in the Office of the Register of Deeds for Lancaster County, South Carolina, and further conveyed to the Lavinia Stephenson Lynch Revocable Living Trust a/k/a the Lavinia Stephenson Lynch Living Trust dated August 2, 2011, by virtue of Quit-Claim Deed from Beverly Jean Lynch and Margaret Wade Lynch a/k/a Margaret L. Adams, recorded November ~~14~~, 2023, in Book ~~1728~~, at Page ~~148~~,
aforementioned records.

AND ALSO:

TRACT 2:

ALL that certain piece, parcel or tract of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina, on the West side of Highway Number 521, containing 32.8 acres, more or less, designated as Tract Number Three on a Plat of Subdivision entitled "Map of Property of Mrs. M. Lavinia Davidson," dated September 17, 1957, made by W.C. White, Surveyor, recorded in Plat Book 19, at Page 97 in the Office of the Register of Deeds for Lancaster County, South Carolina; Reference is hereby made to said plat, which is incorporated herein, for a more particular description of the exact metes, bounds, and location of said property.

LESS AND EXCEPT: That certain property conveyed by Deed of Lavinia S. Lynch to Dallas Stephenson dated January 5, 1984, and recorded January 6, 1984, in Book E-6, at Page 5671, in the Register of Deeds for Lancaster County, South Carolina.

This being a portion of the property conveyed to The Lavinia Stephenson Lynch Revocable Living Trust by virtue of Deed from Lavinia Stephenson Lynch recorded September 11, 2001, in Book 131, at Page 238 in the Office of the Register of Deeds for Lancaster County, South Carolina.

AND ALSO:

TRACT 3:

All that certain piece, parcel, or tract of land, being situate in Indian Land Township, Lancaster County, South Carolina, west of U.S. Highway 521, North of the City of Lancaster, being shown and designated at Lot 3 (0.78 acres) on a plot of survey entitled "Lavinia S. Lynch" dated October 18, 1982, made by

Bradford M. Hucks & Son, recorded as Plat # 6195 in the Office of the Register of Deeds for Lancaster County, South Carolina; Reference is hereby made to said plat, which is incorporated herein, for a more particular description of the exact metes, bounds, and location of said property.

Derivation: This being the identical property conveyed to Lavinia S. Lynch by virtue of Deed from Dallas Stephenson recorded January 6, 1984, in Book E-6, at Page 5670, in the Office of the Register of Deeds for Lancaster County, South Carolina.

Lancaster County Tax Map and Parcel No.: 0008-00-077.00

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

AFFIDAVIT

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is an interest in the real property known as bearing tax map parcel number 0008-00-077.00, and was transferred by Margaret L. Adams, as Trustee of the Lavinia Stephenson Lynch Revocable Living Trust a/k/a the Lavinia Stephenson Lynch Living Trust dated August 2, 2011, Grantor, to Apex Retail, LLC, Grantee on November 16, 2023.

3. The transaction was (check one):

- (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in 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) ☐ The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.* because the deed is _____.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.:

- (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$3,608,000.00.
(b) ☐ The fee is computed on the fair market value of this realty which is \$ _____.
(c) ☐ The fee is computed based 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: \$N/A.

6. The deed recording fee is computed as follows:

- | | | |
|-----|--|------------------------|
| (a) | Place the amount listed in item 4 above here: | <u>\$3,608,000.00</u> |
| (b) | Place the amount listed in item 5 above here: | <u>\$ 0.00</u> |
| (c) | Subtract line 6(b) from line 6(a) and place result here: | <u>\$ 3,608,000.00</u> |

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$13,349.60.

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

The Lavinia Stephenson Lynch Revocable Living Trust a/k/a
The Lavinia Stephenson Lynch Living Trust dated August 2, 2011

By: Margaret L. Adams
Margaret L. Adams, its Trustee

SWORN to before me this 14 day of November, 2023.

Notary Public for South Carolina

My commission expires: _____

[SEAL]

Julie Ford
NOTARY PUBLIC

State of South Carolina

Commission Expires 2/9/2027

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0008 00 071 01
0008 00 072 00
0008 00 072 01
0008 00 074 00
0008 00 074 01
0008 00 074 02
```

LANCASTER COUNTY, SC
2024013498 DEED
RECORDING FEES \$15.00
EXEMPT
PRESENTED & RECORDED
11-01-2024 12:28:21 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: TERRY PARKMAN
BK:DEED 1851 PG:121-133

RECORDED THIS 12th DAY
OF NOVEMBER, 2024
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC
2023010254 DEED
RECORDING FEES \$15.00
STATE TAX \$7930.00
COUNTY TAX \$3355.00
PRESENTED & RECORDED
08-15-2023 01:30:40 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: CANDICE PHILLIPS
BK:DEED 1698 PG:193-205

*re-recorded to correct
Errantur name to Finley*

PREPARED BY:

MICHAEL JOHNSON, P.C. AND ASSOCIATES
1201 CAROLINA PLACE SUITE 103
FORT MILL, SC 29708

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

THE STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That, we, DONALD CHESSE and PHYLLIS CHESSE, BETTY P. COONEY, HELEN J. PRESSLEY, DONALD L. PRESSLEY, BRENDA K. LITTLE and BOBBY D. LITTLE, DENNIS J. LITTLE, PHYLLIS A. MELTON, JONATHAN S. ^{Finley} FINLEY and REBECCA J. ^{Finley} FINLEY, BRIAN STEPHENSON, and MARTIN STEPHENSON, ^{Aka Alan Brian Stephenson} ^{AK} hereinafter referred to as the Grantors, for and in consideration of the sum of Three Million Fifty Thousand and 00/100 Dollars (\$3,050,000.00) to us paid by CAPSTONE COMMONS, LLC, a South Carolina limited liability company, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, their heirs, successors and assigns forever all of Grantors' interest in the following described property:

See attached for Legal Descriptions

TAX MAP NUMBER: 0008-00-071.01; 0008-00-072.00; 0008-00-072.01,
0008-00-074.00, 0008-00-074.01, and 0008-00-074.02

GRANTEE'S ADDRESS: 10126 Paxton Run Road, Charlotte, NC 28277

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 in any wise incident or appertaining,

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantees, their heirs and assigns forever.

AND THE GRANTORS do hereby bind Grantors heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against the Grantors and the Grantors' heirs and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 3rd day of August, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Gwen Jonesyoshi
Witness

Donald Chess
DONALD CHESS

A. M. Brock
Witness

Phyllis Chess
PHYLLIS CHESS

THE STATE OF SOUTH CAROLINA)

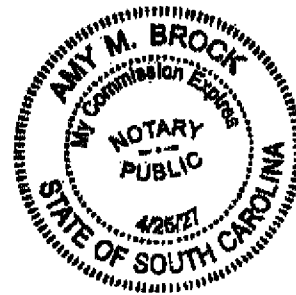
COUNTY OF YORK)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 3rd day of August, 2023, by the Grantor(s), DONALD CHESS and PHYLLIS CHESS.

SWORN to before me this 3rd day of August 2023

A. M. Brock (L.S.)
Notary Public for South Carolina
Commission Expires: 4/25/27



SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Witness

Betty P. Cooney
BETTY P. COONEY

Helen J. Pressley
HELEN J. PRESSLEY

Don L. Pressley
DONALD L. PRESSLEY

Brenda K. Little
BRENDA K. LITTLE

Bobby D. Little
BOBBY D. LITTLE

Dennis J. Little
DENNIS J. LITTLE

Phyllis A. Melton
PHYLLIS A. MELTON

Jonathan S. Finley
JONATHAN S. FINLEY

Rebecca J. Finley
REBECCA J. FINLEY

Brian Stephenson
BRIAN STEPHENSON

aka Alan Brian Stephenson

THE STATE OF SOUTH CAROLINA

COUNTY OF YORK

)
)
) ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 11 day of August, 2023, by the Grantor(s), BETTY P. COONEY, HELEN J. PRESSLEY, DONALD L. PRESSLEY, BRENDA K. LITTLE and BOBBY D. LITTLE, DENNIS J. LITTLE, ~~PHYLLIS A. MELTON~~, JONATHAN S. FINLEY and REBECCA J. FINLEY, and BRIAN STEPHENSON. MS
aka Alan Brian Stephenson

SWORN to before me this 11 day of August, 2023

[Signature] (L.S.)
Notary Public for South Carolina

Commission Expires: 7-16-25

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

Gwen Tomaszewski
Witness

Ag. LeBrock
Witness

Betty P. Cooney

Helen J. Pressley

Donald J. Pressley

Brenda K. Little

Bobby D. Little

Dennis J. Little

Phyllis A. Melton

Jonathan S. Finley

Rebecca J. Finley

Alan Brian Stephenson

Martin Stephenson
Martin Stephenson

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

Steven J. Jones
Witness
Ray M. Brock
Witness

BETTY COONEY

HELEN J. PRESSLEY

DONALD PRESSLEY

BRENDA K. LITTLE

BOBBY D. LITTLE

DENNIS J. LITTLE

Phyllis A. Melton
PHYLLIS A. MELTON

JONANTHAN S. FINLEY

REBECCA J. FINLEY

ALAN BRIAN STEPHENSON

MARTIN STEPHENSON

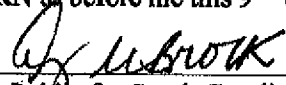
)
THE STATE OF SOUTH CAROLINA

COUNTY OF YORK

) **ACKNOWLEDGMENT**
)

The foregoing instrument was acknowledged before me this 9th day of August, 2023, by the Grantor(s), **MARTIN STEPHENSON AND PHYLLIS MELTON.**

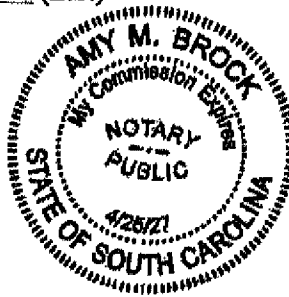
SWORN to before me this 9TH day of August 2023



Notary Public for South Carolina

Commission Expires: 04-25-2027

(L.S.)



STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

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 being transferred is located at 8.58 ACRES CHARLOTTE HIGHWAY INDIAN LAND, SC 29707, bearing LANCASTER County Tax Map Number , and was transferred CAPSTONE COMMONS, LLC on August 11, 2023, 0008-00-071.01; 0008-00-072.00; 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, and 0008-00-074.02
3. Check one of the Following: The Deed is

- (a) XX 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 Information section of this affidavit);

(If exempt, please skip items 4-7, and go on 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 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) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$3,050,000.00.
- (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 XX 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) Place the amount listed in item 4 above here: \$3,050,000.00
- (b) Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
- (c) Subtract line 6(b) from line 6(a) and place result here: \$3,050,000.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$11,285.00.

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

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.

SWORN to before me this 11th day of August, 2023

Amy M. Brook
Notary Public for South Carolina
My Commission Expires: 4/25/27

Robert M. Johnson, Jr.
Responsible Person Connected with the Transaction
Print or type the above name here



EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1 (9313 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-071.01):

ALL that certain piece, parcel or lot of land lying and being situate in Indian Land Township, Lancaster County, South Carolina, approximately 19 miles north of the City of Lancaster, South Carolina, on the western side of United States Hwy No. 521, approximately 1 mile south of its intersection with South Carolina Hwy No. 160, such parcel containing 2.04 acres and fronting for a distance of 133.77 feet on U. S. Hwy No. 521, and being more particularly shown on a plat of survey prepared by Jack Smith, S.C.R.L.S., dated February 14, 1978, recorded as Plat. No. 3395, in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is incorporated by reference in this deed for a more particular description of the property hereby conveyed.

LESS, HOWEVER, that portion of the above-described premises lying within the bounds of the widened right of way of U.S. Hwy #521 obtained by the South Carolina Hwy Department or any other governmental agency by recent condemnation proceedings.

TOGETHER WITH, all that certain piece, parcel or lot of land lying and being situate in Indian Land Township, Lancaster County, South Carolina, adjoining other property of Melton, the perimeter boundaries of which are shown on a boundary survey prepared by A. Alan Wallwork, SCRLS, dated September 1, 1993, to which plat reference is hereby made, as follows: Beginning at an iron at the existing Chess-Melton joint corner of James M. Little and Melton, 268.93 feet, more or less, west of the right of way of U.S. Highway 521, thence with the existing Chess-Melton line N 77-36-13 W 99.10 feet to a point; thence S 87-07-31 W 55.47 feet to an old iron, corner of Melton, Stephenson, and Chess; thence a new line, S 79-47-11 E 155.00 feet to a point; thence N 2-16-10 W 9.00 feet to the point of beginning.

AND, all that certain piece, parcel or lot of land lying and being situate in Indian Land Township, Lancaster County, South Carolina, adjoining other property of Melton, the perimeter boundaries of which are shown on a boundary survey prepared by A. Alan Wallwork, SCRLS, dated September 1, 1993, to which plat reference is hereby made, as follows: Beginning at an iron at the existing Chess-Melton joint corner of James M. Little and Melton, 268.93 feet, more or less, west of the right of way of U.S. Highway 521, thence with the old Little-Melton line S 74-21-31 E 92.90 feet to an old iron; thence a new line N 79-47-11 E 90.53 feet to a point; thence N 2-16-10 W 9.00 feet to the point of beginning.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE APPROXIMATE CENTERLINE INTERSECTION OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) AND DOGWOOD ACRES ROAD, N 64° 26' 46" W FOR A DISTANCE OF 90.22 FEET TO A #5 REBAR IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) AND THE NORTHERN RIGHT OF WAY OF DOGWOOD ACRES ROAD, BEING THE TRUE POINT OF BEGINNING. THENCE WITH THE RIGHT OF WAY OF DOGWOOD ACRES ROAD, N 82° 01' 17" W FOR A DISTANCE OF 81.21 FEET TO A 1" PIPE. THENCE CONTINUING WITH SAID RIGHT OF WAY, S 81° 56' 09" W FOR A DISTANCE OF 106.28 FEET TO A 3/4 "PIPE (DISTURBED). THENCE CONTINUING WITH SAID RIGHT OF WAY, N 88° 17' 47" W FOR A DISTANCE OF 259.60 FEET TO A 3/4" PIPE IN THE LINE OF MARTIN AND BRIAN STEPHENSON (DB A6 PG 307). THENCE WITH THE LINE OF MARTIN AND BRIAN STEPHENSON, N 04° 02' 03" W FOR A DISTANCE OF 181.92 FEET TO A 3/4" PIPE. THENCE, S 87° 45' 44" E FOR A DISTANCE OF 64.67 FEET TO A 1/2" PIPE BEING THE COMMON CORNER OF MARTIN AND BRIAN STEPHENSON AND HUEY B. AND PHYLLIS P. MELTON (DB G10 PG 216). THENCE WITH THE LINE OF HUEY B. AND PHYLLIS

P. MELTON, N 86° 58' 39" E FOR A DISTANCE OF 52.54 FEET TO A #5 REBAR. THENCE WITH AFORESAID LINE, S 82° 03' 52" E FOR A DISTANCE OF 101.46 FEET TO A #4 REBAR BEING THE COMMON CORNER OF HUEY B. AND PHYLLIS P. MELTON AND DENNIS J. LITTLE (DB 97 PG 248). THENCE WITH THE LINE OF DENNIS J. LITTLE, S 77° 12' 29" E FOR A DISTANCE OF 93.01 FEET TO A 3/4" PIPE. THENCE CONTINUING WITH THE AFORESAID LINE, S 82° 31' 49" E FOR A DISTANCE OF 175.64 FEET TO A #5 REBAR IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) ALSO BEING A CURVE. SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 130.68 FEET, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 54" W FOR A DISTANCE OF 130.68 FEET RETURNING TO THE TRUE POINT OF BEGINNING, AND CONTAINING 74,885 SQUARE FEET, 1.720 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Donald B. Chess and wife, Phyllis A. Chess by (a) Deed from Michael G. Paris recorded June 9, 1980, in Book D-6, Page 4905 of the aforesaid registry, (b) Quitclaim Deed from Huey B. Melton and wife, Phyllis P. Melton, dated March 25, 1994, and recorded April 15, 1994, in Book D-12, Page 270 of the aforesaid registry, and (c) Quitclaim Deed from James M. Little and Edith G. Little, recorded April 15, 1994, in Book D-12, Page 273 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-071.01.

Property Address: 9313 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-071.01

TRACT 2 (9325 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-072.00);

All that certain piece, parcel or lot of land containing 1.24 acres, more or less, with improvements thereon, lying, being and situate in Indian Land Township, Lancaster County, South Carolina, and being described as follows: BEGINNING at a point on the western side of U.S. Highway 521 at common line of Donald B. Chess, running thence with Highway 521, N 11 16 27 E 206.51 feet to a point; thence N 80 24 17 W 177.88 feet to a point; thence N 10 14 41 E 33.76 feet to a point; thence N 86 39 02 W 127.83 feet to a point; thence S 02 116 08 E 150.07 feet to a point; thence S 74 18 39 E 92.92 feet to a point; thence S 79 44 44 E 176.04 feet to the beginning.

LESS AND EXCEPT therefrom that property conveyed by deed recorded April 15, 1994, in Book D-12, at Page 273.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A #5 REBAR AT THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY HUEY B. AND PHYLLIS P. MELTON, S 07° 02' 00" W A DISTANCE OF 24.95 FEET TO A #5 REBAR ALONG THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) BEING THE TRUE POINT OF BEGINNING. THENCE WITH SAID RIGHT OF WAY (A CURVE), SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 206.38 FEET, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 08° 33' 56" W OR A DISTANCE OF 206.36 FEET TO A #5 REBAR. THENCE, N 82° 31' 49" W FOR A DISTANCE OF 175.64 FEET TO A 3/4" PIPE IN THE LINE OF DONALD B. AND PHYLLIS A. CHESS (DB D6 PG 4905), (PASSING THROUGH A #5 REBAR AT 5.01 FEET). THENCE WITH SAID LINE, N 77° 12' 29" W FOR A DISTANCE OF 93.01 FEET TO A #4 REBAR BEING THE COMMON CORNER OF DONALD B. AND PHYLLIS A. CHESS AND HUEY B. AND

PHYLLIS P. MELTON (DB G10 PG 216, DB D12 PG 267). THENCE WITH THE LINE OF HUEY B. AND PHYLLIS P. MELTON, N 04° 56' 46" W FOR A DISTANCE OF 150.36 FEET TO A #4 REBAR. THENCE WITH SAID LINE, S 89° 24' 40" E FOR A DISTANCE OF 127.83 FEET TO A #5 REBAR FOUND IN A GRAVEL DRIVE. THENCE WITH SAID LINE, N 07° 11' 55" E FOR A DISTANCE OF 33.68 FEET TO A #4 REBAR. THENCE WITH SAID LINE, S 80° 43' 53" E FOR A DISTANCE OF 73.73 FEET TO A #5 REBAR. THENCE S 84° 49' 38" E A DISTANCE OF 104.17 FEET TO A #5 REBAR RETURNING TO THE TRUE POINT OF BEGINNING, AND CONTAINING 53,621 SQUARE FEET, 1.231 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Betty P. Cooney, Helen J. Pressley, Donald L. Pressley, Phyllis A. Melton, Dennis J. Little and Bobby D. Little, as heirs of the Estate of Edith Pauline Simpson Little (DOD: September 15, 2009; Estate File No. 2009-ES-29-407), by Deed of Distribution recorded April 13, 2011, in Book 611, Page 96 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-072.00.

Property Address: 9325 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-072.00

TRACT 3 (9327 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-072.01):

All that certain piece, parcel or lot of land containing 1.00 acre, more or less, lying, being and situate in Indian Land Township, Lancaster County, South Carolina and being described as follows: BEGINNING at a point on the western side of US Highway 521 at common line of Spring Hill AME Zion Church, running thence with US Highway 521 southeast for 25.00 feet to a point at common line of grantors; thence N 81 36 31 W 104.08 feet; N 78 42 W 211.96 feet to a point; thence S 1 44 07 E 211.56 feet to a point; thence N 79 47 11 W 152.98 feet to a point; thence N 1 35 21 W 180.31 feet; N 0 10 19 E 59.35 feet to a point; thence S 78 42 E 368.21 feet; S 81 36 31 E 104.06 feet to the point of beginning; all of which is more accurately shown on a Plat of Property of Huey B. Melton and Phyllis P. Melton prepared by A. Alan Wallwork, R.L.S., on September 23, 1991 and recorded as Plat #12043, Office of the Clerk of Court for Lancaster County, South Carolina.

LESS AND EXCEPT therefrom that property conveyed by deed recorded April 15, 1994, in Book D-12, at Page 270.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE APPROXIMATE CENTERLINE INTERSECTION OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) AND THOUSAND OAKS ROAD, S 32° 09' 22" W FOR A DISTANCE OF 195.71 FEET TO A #5 REBAR IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) BEING THE TRUE POINT OF BEGINNING. THENCE WITH SAID RIGHT OF WAY (A CURVE), SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 24.95 FEET, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 07° 02' 00" W FOR A DISTANCE OF 24.95 FEET TO A #5 REBAR IN THE LINE OF DENNIS J. LITTLE (DB 97 PG 248, DB 493 PG 232, DB 611 PG 96). THENCE WITH SAID LINE, N 84° 49' 38" W FOR A DISTANCE OF 104.17 FEET TO A #5 REBAR. THENCE WITH SAID LINE, N 80° 43' 53" W FOR A DISTANCE OF 73.73 FEET TO A #4 REBAR. THENCE WITH SAID LINE, S 07° 11' 55" W FOR A DISTANCE OF 33.68 FEET TO A #5 REBAR FOUND IN A GRAVEL DRIVE. THENCE WITH SAID LINE, N 89° 24' 40" W FOR A DISTANCE OF 127.83 FEET TO A #4 REBAR. THENCE WITH SAID LINE, S 04° 56' 46" E

FOR A DISTANCE OF 150.36 FEET TO A #4 REBAR IN THE COMMON LINE OF DENNIS J. LITTLE AND DONALD B. AND PHYLLIS A. CHESS (DB D6 PG 4905). THENCE WITH THE LINE OF DONALD B. AND PHYLLIS A. CHESS, N 82° 03' 52" W FOR A DISTANCE OF 101.46 FEET TO A #5 REBAR. THENCE WITH SAID LINE, S 86° 58' 39" W FOR A DISTANCE OF 52.54 FEET TO A ONE-HALF INCH PIPE ALSO BEING THE COMMON CORNER OF DONALD B. AND PHYLLIS A. CHESS AND MARTIN AND BRIAN STEPHENSON (DB A6 PG 307, DB 1402 PG 222). THENCE WITH THE LINE OF MARTIN AND BRIAN STEPHENSON, N 04° 16' 52" W FOR A DISTANCE OF 180.23 FEET TO A ONE-HALF INCH PIPE. THENCE CONTINUING WITH AFFORESAID LINE, N 02° 33' 53" W FOR A DISTANCE OF 59.42 FEET TO A #4 REBAR BEING THE COMMON CORNER OF MARTIN AND BRIAN STEPHENSON AND JONATHAN S. AND REBECCA J. FINLEY (DB X11 PG 211). THENCE WITH THE LINE OF JONATHAN S. AND REBECCA J. FINLEY, S 81° 24' 36" E FOR A DISTANCE OF 368.15 FEET TO A ONE INCH IRON ROD, BEING THE COMMON CORNER OF JONATHAN S. AND REBECCA J. FINLEY AND BETTY COONEY AND DALLAS CULP STEPHENSON (DB 578 PG 220, DB 1402 PG 287). THENCE WITH THE LINE OF BETTY COONEY AND DALLAS CULP STEPHENSON, S 84° 31' 20" E FOR A DISTANCE OF 104.16 FEET TO A #4 REBAR, RETURNING TO THE TRUE POINT OF BEGINNING, AND CONTAINING 48,268 SQUARE FEET, 1.108 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Phyllis P. Melton, as the sole heir of the Estate of Huey Baskin Melton (DOD: July 19, 2005; Estate File No. 2005-ES-29-286), by Deed of Distribution recorded March 8, 2006, in Book 324, Page 320 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-072.01.

Property Address: 9327 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-072.01

TRACT 4 (9359 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-074.00):

All that certain piece, parcel, lot or tract of land lying, being and situate in Lancaster County, S. C. and being shown and designated as a 1.487 acre tract on plat of Brenda Little and Bobby Daren Little by Hucks and Associates, Inc. dated May 29, 1995 and recorded as Plat No. 15687 in the Office of the Clerk of Court for Lancaster County, S. C. and being more particularly described according to said plat as follows, to wit: Beginning at a point on U. S. Hwy #521, joint front corner of the within property and property of Dennis H. Moore and running thence with the dividing line between said lots N. 85-35-32 W. 496.33 feet to a point; thence N. 64-37-30 E. 421.01 feet to a point; thence S. 85-29-30 E. 121.74 feet to a point; thence S. 01-53-17 W. 209.11 feet to the point of beginning. Being the identical property conveyed to Granter herein by deed of Vernon McManus, Selling Officer dated January 5, 1989, and recorded January 6, 1989, in Deed Book D-8, page 190.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CENTERLINE INTERSECTION OF CHARLOTTE HIGHWAY AND THOUSAND OAKS ROAD N 71° 50' 32" W AT DISTANCE OF 89.72 FEET TO A #5 REBAR AT THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (A VARIABLE WIDTH R/W), BEING THE TRUE POINT OF BEGINNING. THENCE, N 83° 54' 12" W FOR A DISTANCE OF 110.69 FEET TO #5 REBAR IN THE COMMON LINE OF BETTY COONEY AND DALLAS CULP STEPHENSON (DB 578 PG 220, DB 1402 PG 287), AND JONATHAN S. FINLEY AND REBECCA J. FINLEY (DB X11 PG 211). THENCE ALONG THE LINE OF JONATHAN S. FINLEY AND REBECCA J. FINLEY N 83° 50' 32" W FOR A DISTANCE OF 386.69 FEET TO A #5 REBAR IN

THE COMMON LINE OF THE LAVINIA STEPHENSON LYNCH REVOCALBE LIVING TRUST (DB 131 PG 238). THENCE WITH SAID LINE, N 66° 24' 08" E FOR A DISTANCE OF 421.27 FEET TO A #5 REBAR. THENCE CONTINUING WITH SAID LINE, S 83° 31' 22" E FOR A DISTANCE OF 119.83 FEET TO A #4 REBAR IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), BEING THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 208.65 FEET, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 02° 54' 29" W FOR A DISTANCE OF 208.63 FEET RETURNING TO THE TRUE POINT OF BEGINNING, AND CONTAINING 64,647 SQUARE FEET, 1.485 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Bobby Daren Little and Brenda K. Little by Deed from James M. Little, recorded June 5, 1995, in Book D-13, Page 124 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-074.00.

Property Address: 9359 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-074.00

TRACT 5 (9343 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-074.01):

All that certain piece, parcel or lot of land containing 1.624 acres, more or less, lying, being and situate in Indian Land Township, Lancaster County, South Carolina, and being described as follows: BEGINNING at a point at the common line of grantor and Spring Hill AME Zion Church, said point being 109.77 feet northwest of the western edge of right of way for U. S. Hwy 521, and running thence with the common line of Spring Hill AME Zion Church, S 1 52 30 W 195.89 feet to a point; thence N 83 12 W 368.18 feet to a point; thence N 4 19 W 182.09 feet to a point; thence S 85 38 E 386.83 feet to the point of beginning, all of which is more accurately shown on a Plat of Property of Betty P. Gay, prepared by Bobby J. Raye, R.L.S., on February 8, 1990 and recorded as Plat No. 10719, Office of the Clerk of Court for Lancaster County, S.C.

Together with a fifteen (15) foot easement or right of way for ingress and egress from U.S. Hwy 521 for a distance of 159.77 feet all of which is more accurately shown on the above referenced plat and Plat No. 717; see Deed Book H-6 page 11 recorded April 22, 1966, Office of the Clerk of Court for Lancaster County, South Carolina.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A POINT IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), N 83° 54' 12" W A DISTANCE OF 110.69 FEET TO A #5 REBAR IN THE COMMON LINE OF THE BETTY COONEY AND DALLAS CULP STEPHENSON (DB 578 PG 220) AND BOBBY D. AND BRENDA K. LITTLE (DB D13 PG 124) BEING THE TRUE POINT OF BEGINNING. THENCE WITH THE LINE OF BETTY COONEY & DALLAS CULP STEPHENSON, S 03° 40' 11" W FOR A DISTANCE OF 195.87 FEET TO 1" IRON ROD BEING THE COMMON CORNER OF THE AFFORSAID OWNER AND HUEY B. AND PHYLLIS P. MELTON (DB G10 PG 216, DB D12 PG 267). THENCE WITH THE LINE OF HUEY B. AND PHYLLIS P. MELTON, N 81° 24' 36" W FOR A DISTANCE OF 368.15 FEET TO A #5 REBAR. THENCE, N 02° 29' 13" W FOR A DISTANCE OF 182.13 FEET TO A #5 REBAR IN THE SHARED LINE OF BOBBY D. AND BRENDA K. LITTLE. THENCE WITH SAID LINE S 83° 50' 32" E A DISTANCE OF 386.69 FEET TO A #5 REBAR, RETURNING THE TRUE POINT OF BEGINNING, AND CONTAINING 70,733 SQUARE FEET, 1.623 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Jonathan S. Finley and Rebecca J. Finley by Deed from Betty G. Cooney f/k/a Betty P. Gay, dated January 3, 1994, and recorded January 3, 1994, in Book X-11, Page 211 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-074.01.

Property Address: 9343 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-074.01

TRACT 6 (164 CHARLOTTE HWY, INDIAN LAND, SC 29720; TMS: 0008-00-074.02):

All that certain piece, parcel or lot of land in Indian Land Township in the County and State aforesaid lying on the West side of the Charlotte or Steele Creek Road beginning at a stone and running thence N. 87 W. 316.25 feet to a stone; N- 3 E. 316.25 feet to the beginning, bound South, West and North by lands of D.C. Wolf and east by said road containing one acre.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE INTERSECTION OF CHARLOTTE HIGHWAY AND THOUSAND OAKS ROAD N 71° 50' 32" W A DISTANCE OF 89.72 FEET TO A POINT IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), BEING THE TRUE POINT OF BEGINNING. THENCE WITH THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (BEING A CURVE) SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 194.59, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 05° 34' 45" W FOR A DISTANCE OF 194.57 FEET A #5 REBAR IN THE LINE OF PHYLLIS P. MELTON (DB G10 PG 216). THENCE WITH SAID LINE N 84° 31' 20" W FOR A DISTANCE OF 104.16 FEET TO A 1" IRON ROD IN THE COMMON LINE OF PHYLLIS P. MELTON AND JONATHAN S. FINLEY AND REBECCAS J. FINLEY (DB X11 PG 211). THENCE WITH THE LINE OF JONATHAN S. FINLEY AND REBECCA J. FINLEY, N 03° 40' 11" E FOR A DISTANCE OF 195.87 FEET TO A #5 REBAR IN THE COMMON LINE OF JONATHAN S. FINLEY AND REBECCA J. FINLEY AND BOBBY D AND BRENDA K. LITTLE. THENCE WITH SAID LINE S 83° 54' 12" E A DISTANCE OF 110.69 FEET (PASSING THROUGH A #5 REBAR AT 109.93 FEET) RETURNING TO A POINT IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY, BEING THE TRUE POINT OF BEGINNING AND CONTAINING 21,106 SQUARE FEET, 0.485 ACRES MORE OR LESS.

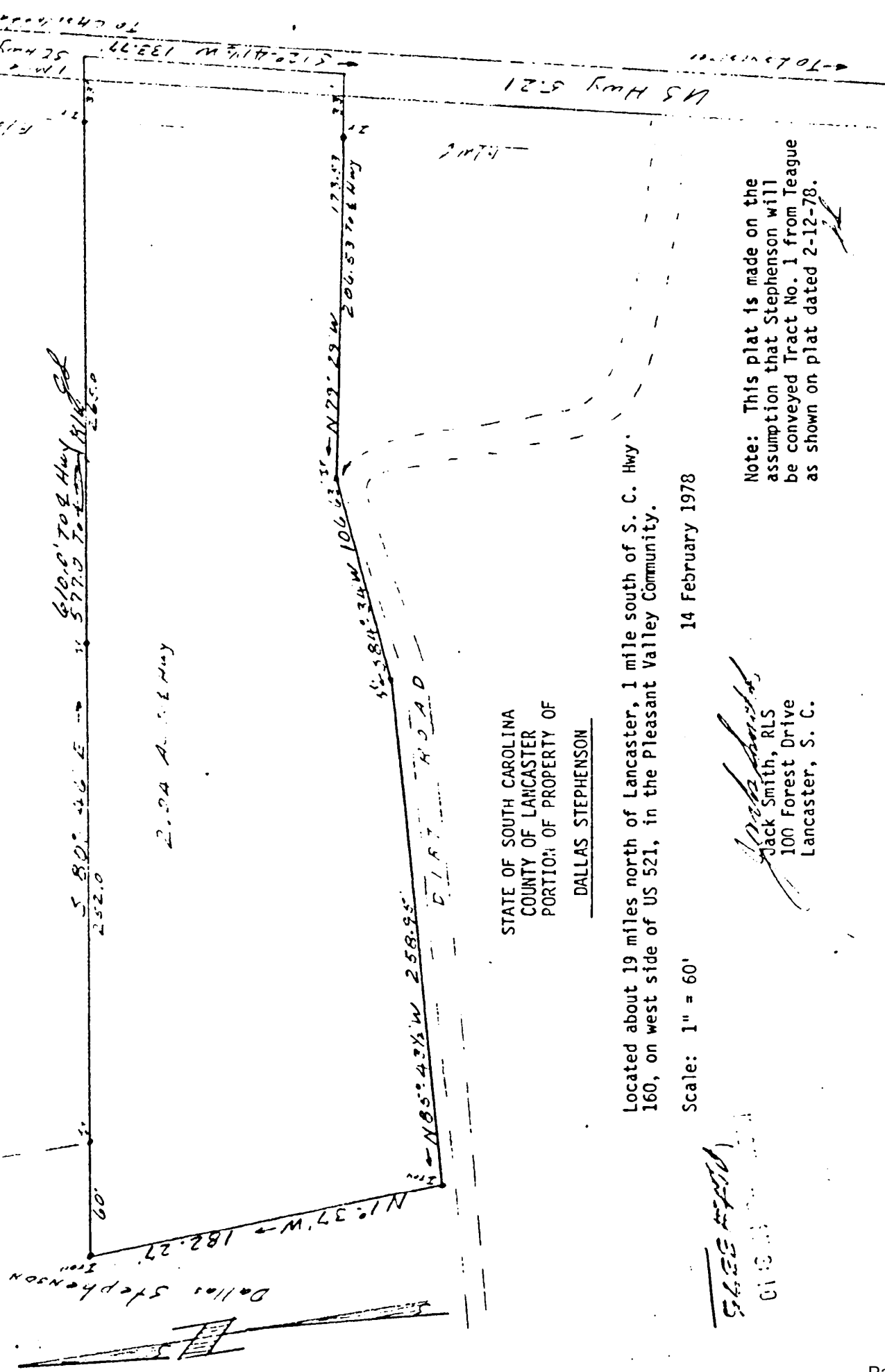
Derivation: This being the same property conveyed to Martin Stephenson and Brian Stephenson (a 50% interest), as the heirs of the Estate of Dallas Culp Stephenson (DOD: January 17, 2011; Estate File No. 2011-ES-29-519), by Deed of Distribution recorded January 29, 2021, in Book 1402, Page 287 in the Lancaster County Clerk of Court's Office, and by Deed from the Honorable Kenneth G. Goode Judge, Sixth Judicial Circuit to Betty Cooney (a 50% interest), recorded September 11, 2008, in Book 483, Page 267 in the aforesaid registry; see also Judgment Roll No. 2007-CP-29-292 and Judgment recorded in Book J08, Page 1428.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-074.02.

Property Address: 164 Charlotte Hwy, Indian Land, SC 29720

TMS: 0008-00-074.02

Bill & Joan Teague



14 February 1978

Scale: 1" = 60'

Note: This plat is made on the assumption that Stephenson will be conveyed Tract No. 1 from Teague as shown on plat dated 2-12-78.

Jack Smith, RLS
100 Forest Drive
Lancaster, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER
PORTION OF PROPERTY OF
DALLAS STEPHENSON

Located about 19 miles north of Lancaster, 1 mile south of S. C. Hwy. 160, on west side of US 521, in the Pleasant Valley Community.

