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12/03/2004

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

ASSESSOR
BERKELEY COUNTY SC
JANET BROWN JUROSKO
AUDITOR BERKELEY COUNTY SC

KNOW YE ALL MEN BY THESE PRESENTS THAT **ROC PROPERTIES #4, LLC, and WBG PROPERTIES #4, LLC**, in the State aforesaid, in consideration of the sum of SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$750,000.00), to them paid at and before the sealing of these presents, by **ANSONBOROUGH SQUARE LIMITED PARTNERSHIP**, 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 **ANSONBOROUGH SQUARE LIMITED PARTNERSHIP**, its Successors and Assigns forever, the following described real property, to wit:

TRACT A1: ALL that certain piece or parcel of land, situate, lying and being in the City of Hanahan, County of Berkeley, State of South Carolina, identified as Tract "A1", containing Ten and 127/1000 acres, as shown on a plat prepared by Trico Engineering Consultants, Inc. entitled "SUBDIVISION PLAT SHOWING THE SUBDIVISION OF TRACT "A", A 138.206 ACRE TRACT OF LAND INTO TRACT "A1" A 10.127 ACRE TRACT OF LAND, TRACT "A2", A 23.711 ACRE TRACT OF LAND, TRACT "A3", A 18.537 ACRE TRACT OF LAND, AND RESIDUAL TRACT "A", A 80.197 ACRE TRACT OF LAND, PROPERTY OF WESTVACO CORPORATION, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA", said plat dated May 20, 1999 and recorded in the Office of the Register of Deeds for Berkeley County in Plat Cabinet O, Page 64-B.

TMS No. 259-00-00-096

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Rec Fee: 10.00 St Fee: 1950.00
Co Fee: 825.00 Pages: 4
Issued to: HAGOOD & KERR
Register of Deeds Berkeley Co., SC
Cynthia B. Forte

TOGETHER WITH:

TRACT A6: ALL that certain piece or parcel of land, situate, lying and being in the City of Hanahan, County of Berkeley, State of South Carolina, identified as Tract "A6", containing Ten and 944/1000 acres, as shown on a plat prepared by Trico Engineering Consultants, Inc., entitled "SUBDIVISION PLAT SHOWING THE SUBDIVISION OF TRACT "A", A 80.197 ACRE TRACT OF LAND INTO TRACTS "A4", "A5" AND "A6", PROPERTY OF HOMPLACE INVESTMENTS, LLC, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA", said plat dated November 1,

(4)

2000 and recorded December 29, 2000 in the Office of the Register of Deeds for Berkeley County in Plat Cabinet O, Page 344-A.

TMS No.: 259-00-00-098

TOGETHER WITH ALL Grantors' right, title and interest in all utilities serving the above described property and those certain areas depicted as "MAGI ROAD 66' R/W", "NORTH POINTE IND. BLVD. 75' R/W" as shown on the hereinabove referenced plat dated November 1, 2000.

BEING the same property conveyed to the Grantors herein by deed of Homplace Investments, LLC, dated November 1, 2004 and recorded in Book 4336, page 239, in the ROD Office for Berkeley County, SC.

Grantee's Address: 76 Wentworth Street
Charleston, SC 29401

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 **ANSONBOROUGH SQUARE LIMITED PARTNERSHIP**, its Successors and Assigns, forever.

AND the undersigned do hereby bind themselves and their Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said **ANSONBOROUGH SQUARE LIMITED PARTNERSHIP**, its Successors and Assigns, against themselves and their Successors and Assigns, lawfully claiming, or to claim the same or any part thereof.

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF DORCHESTER)

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

- 1. I have read the information on this Affidavit and I understand such information.
- 2. The property is being transferred by ROC PROPERTIES #4, LLC AND WBG PROPERTIES #4, LLC to ANSONBOROUGH SQUARE LIMITED PARTNERSHIP on December 2, 2004.
- 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 (exemption # _____)

(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$750,000.00
 - (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) the amount listed in item 4 above \$750,000.00
 - (b) the amount listed in item 5 above (no amount place zero)
 - (c) Subtract Line 6(b) from Line 6(a) and place the result 750,000.00

- 7. 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 Grantor.

- 8. I understand that a person required to furnish this affidavit who wilfully 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.

Jamie E. Curran

SWORN to before me this
2nd day of December, 2004.

Celle B. Zucuda (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 10/21/10