

Berkeley County  
Cynthia B. Forte  
Register of Deeds  
Moncks Corner 294616120

00025108 Vol: 4877 Pg: 249



53 2005 00025108

Instrument Number: 2005-00025108

Recorded On: August 01, 2005 As-Deed

Parties: RHINO INVESTMENTS LLC

To PADGETT PROPERTIES LLC

# of Pages: 7

Comment:

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

Deed	12.00
# of Pages over 4	2
	0
Total:	12.00

FILED, RECORDED, INDEXED  
Aug 01, 2005 12:08P  
Rec Fee: 12.00  
St Fee: 1113.70  
Co Fee: 477.30  
Register of Deeds Berkeley Co., SC  
Cynthia B. Forte

RECEIVED

Aug 01, 2005

ASSESSOR  
BERKELEY COUNTY SC  
JANET B. JURDSKO  
AUDITOR BERKELEY COUNTY SC

*I hereby certify that the within and foregoing was recorded in the Recorder's Office in Berkeley County, SC*

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

## File Information:

## Record and Return To:

Document Number: 2005-00025108  
Receipt Number: 1539  
Recorded Date/Time: August 01, 2005 12:08:40P  
Book-Vol/Pg: BK-R VL-4877 PG-249  
User / Station: R McMakin - Cash Super Station 5

HINCHEY, MURRAY & PAGLIARINI  
895 ISLAND PARK DR  
STE 203  
CHARLESTON SC 29492

STATE OF SOUTH CAROLINA )

COUNTY OF BERKELEY )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **RHINO INVESTMENTS, LLC and CLEMENT'S LAND COMPANY, LLC**, for and in consideration of the sum of **FOUR HUNDRED TWENTY NINE THOUSAND NINE HUNDRED SEVENTY FIVE AND 00/100 (\$429,975.00) DOLLARS**, being the true and complete consideration, to it in hand paid at and before the sealing of these presents by **PADGETT PROPERTIES, LLC and MORGAN ANDERSON**, in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release an undivided fifty (50%) percent interest unto the said **PADGETT PROPERTIES, LLC**, and an undivided fifty (50%) percent interest to the said **MORGAN ANDERSON**, in and to the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION.

SUBJECT, HOWEVER, to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

Address of Grantee: 125 RIVER LANDING DRIVE  
ANDERSON, SC 29492

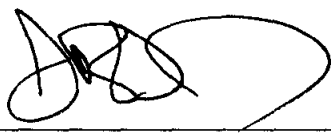
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

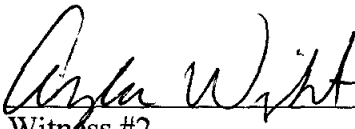
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned and an undivided fifty (50%) percent interest unto the said **PADGETT PROPERTIES, LLC**, its successors and assigns **and** an undivided fifty (50%) percent interest unto the said **MORGAN ANDERSON**, his heirs and assigns, forever.

AND, the Grantor does hereby bind itself, its successors and assigns, and any other lawful representatives, to warrant and forever defend, all and singular, the said premises an undivided fifty (50%) percent interest unto the said **PADGETT PROPERTIES, LLC**, its successors and assigns, **and** an undivided fifty (50%) percent interest unto the said **MORGAN ANDERSON**, his heirs and assigns, against the Grantor, its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, **RHINO INVESTMENTS, LLC** and **CLEMENT'S LAND COMPANY, LLC**, have caused these presents to be executed in their name by **Hunter B. Garrett, their Authorized Member**, this 9<sup>th</sup> day of June in the year of our Lord Two Thousand Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:


  
\_\_\_\_\_  
Witness #1

  
\_\_\_\_\_  
Witness #2

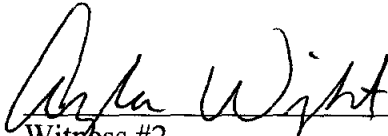
**RHINO INVESTMENTS, LLC**

  
\_\_\_\_\_  
By: Hunter B. Garrett  
Its: Authorized Member

**CLEMENTS LAND COMPANY, LLC**

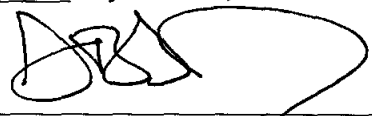
  
\_\_\_\_\_  
By: Hunter B. Garrett  
Its: Authorized Member

  
\_\_\_\_\_  
Witness #1

  
\_\_\_\_\_  
Witness #2

STATE OF CHARLESTON                     )  
   )  
COUNTY OF BERKELEY                    )

The foregoing instrument was acknowledged before me by **RHINO INVESTMENTS, LLC**, and **CLEMENT'S LAND COMPANY, LLC**, by Hunter B. Garrett, their Authorized Member, this 9<sup>th</sup> day of June, 2005.

  
\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina  
My commission expires: 10/16/08

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF BERKELEY )

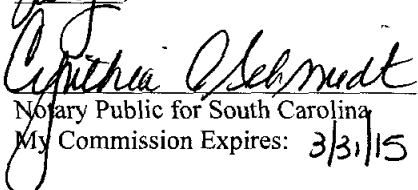
## AFFIDAVIT

00025108 Vol: 4877 Pg: 252  
 Date of Transfer of Title  
 Closing Date July 7, 2005

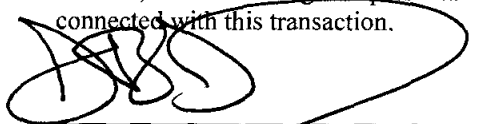
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred **BY Rhino Investments, LLC and Clement's Land Company, LLC TO Padgett Properties, LLC and Morgan Anderson** on July 7, 2005.
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 distribution to a trust beneficiary.
  - c.        EXEMPT from the deed recording fee because (exemption ) (Explanation If required) (        )  
 (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
  - a.   X   The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$429,975.00.
  - 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   X   to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If YES, the amount of the outstanding balance of this lien or encumbrance is \$.
6. The DEED Recording Fee is computed as follows:
  - a. \$ 429,975.00 the amount listed in item 4 above
  - b.   0   the amount listed in item 5 above (no amount place zero)
  - c. \$ 429,975 .00 Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative.
8. Check if Property other than Real Property is being transferred on this Deed. (a)    Mobile Home (b)    Other
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 25 day of July, 2005.

  
 Cynthia Schmidt  
 Notary Public for South Carolina  
 My Commission Expires: 3/31/15

Grantor, Grantee or Legal Representative  
 connected with this transaction.

  
 Gray B. Taylor, as attorney for Grantor

**EXHIBIT "A"**

ALL that certain piece, parcel or tract of land, situate, lying and being in Berkeley County, South Carolina, being shown as "Lot #1", containing approximately 0.879 acres more or less, on a plat entitled "FINAL SUBDIVISION PLAT FOR BERESFORD HALL COMMERCE PARK CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA FOR NAI EARLE FURMAN, LLC", dated May 30, 2005, prepared by Empire Engineering, LLC, certified to by Clifton W. Clements, PLS #23204, and recorded June 8, 2005 in the Berkeley County ROD Office in Plat Cabinet Q, page 387-A; said lot having such size, shape, location, buttings and boundings as are more particularly shown on said plat.

TMS NO: 271-04-03-001

AND ALSO

ALL that certain piece, parcel or tract of land, situate, lying and being in Berkeley County, South Carolina, being shown as "Lot #2", containing approximately 1.032 acres more or less, on a plat entitled "FINAL SUBDIVISION PLAT FOR BERESFORD HALL COMMERCE PARK CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA FOR NAI EARLE FURMAN, LLC", dated May 30, 2005, prepared by Empire Engineering, LLC, certified to by Clifton W. Clements, PLS #23204, and recorded June 8, 2005 in the Berkeley County ROD Office in Plat Cabinet Q, page 387-A; said lot having such size, shape, location, buttings and boundings as are more particularly shown on said plat.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record

This being a portion of the property conveyed to the Grantors by deed of Greenwood Development Corporation, dated December 19, 2003, and recorded January 5, 2004, in Book 03771, page 59, in the Register of Deeds Office for Berkeley County, South Carolina.

TMS NO.: 271-04-03-002

**EXHIBIT "B"****Permitted Exceptions**

1. Taxes and assessments for the year 2005 and subsequent years, a lien, but not yet due and payable.
2. Restrictive covenants appearing of record in the Office of the Register of Deeds for Berkeley County in Deed Book 840, Page 345, and Assignment of Rights recorded in Book 1636 at page 310, and Restated Assignment of Declarant's Rights recorded in Book 2841 at page 128, as modified by Modification and Termination of Restrictive Covenants recorded in Book 3640 at page 74, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Restrictive covenants appearing of record in the Office of the Register of Deeds for Berkeley County in Deed Book 2776, Page 135, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Restrictive covenants as shown in Exhibit "A" on that certain Deed from Greenwood Development Corporation to Rhino Investments, LLC and Clement's Land Company, LLC dated December 19, 2003 and recorded in the Office of the Register of Deeds for Berkeley County in Deed Book 3771, Page 59, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Easements granted to South Carolina Electric & Gas Company recorded in Book C160 at page 286, Book 971 at page 280 and Book C92 at page 210, Berkeley County records.
6. Easement granted to South Carolina Power Company recorded in Book 25 at page 338, Berkeley County records.
7. Easements granted to South Carolina Department of Transportation recorded in Book 1340 at page 343, Book 1340 at page 345 and Book 3542 at page 233, Berkeley County records.
8. Utility lines, poles, wires, terminals, equipment, pumps, pads, gauges, drains, pipes, sewers, grates, and all other equipment or related improvements shown on plat of survey by Southeastern Surveying of Charleston, Inc., dated May 19, 2003 and last revised on November 12, 2003 and recorded in the Berkeley County ROD Office in Plat Cabinet Q at page 139-A; also, any unrecorded easements or rights of use or maintenance related to

said equipment or improvements. Portions of the paved area are located over utility lines or equipment, as shown on said plat.

9. All covenants, restrictions, easements, limitations, etc. as shown on that certain plat prepared by Southeastern Surveying of Charleston, Inc. and entitled "A SUBDIVISION PLAT OF TRACT 2 BERESFORD HALL OWNED BY GREENWOOD DEVELOPMENT LOCATED IN BERKELEY COUNTY CITY OF CHARLESTON, SOUTH CAROLINA", dated May 19, 2003 and recorded in Plat Cabinet Q, at page 139-A, Berkeley County ROD Office.
10. Roll-back taxes as provided under Title 12, Article 3, of the South Carolina Code of Laws, 1976, as amended, Provision Section 12-43-220(d) and others.
11. Title to any portion of the subject Property lying below the mean high water mark of abutting Tidal Waters.
12. Interests created by, or limitations on use imposed by, the Federal Coastal Zone Management Act or other federal law or by SC Code, Chapter 39, Title 48, as amended, or any regulations promulgated pursuant to said state or federal laws.
13. The "DECLARATION OF COVENANTS AND RESTRICTIONS FOR BERESFORD BUSINESS PARK AND PROVISIONS FOR AND BY-LAWS OF BERESFORD BUSINESS PARK OWNERS' ASSOCIATION, INC.", dated June 9, 2005 and recorded June 14, 2005 in the Berkeley County ROD Office in Book 04763, page 00237.