

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

00038045 Vol: 5142 Pg: 86



53 2005 00038045

**Instrument Number: 2005- 00038045**

As  
Deed

**Recorded On: November 09, 2005****Parties: JOHNCO LP****To****GATES CORPORATION****Billable Pages: 1****Recorded By: WILLIAMS & HULST****Num Of Pages: 6****Comment: GATES CORPORATION****\*\* Examined and Charged as Follows: \*\***

|                          |               |               |         |                |                        |
|--------------------------|---------------|---------------|---------|----------------|------------------------|
| Deed                     | 11.00         |               |         |                |                        |
| <b>Recording Charge:</b> | <b>11.00</b>  |               |         |                |                        |
|                          |               | Consideration |         |                |                        |
|                          | Tax Amount    | Amount        | RS#/CS# |                |                        |
| Deed Tax                 | 442.15        | 119,024.00    | D 3196  |                |                        |
|                          |               |               |         | Deed State Tax | 310.70                 |
|                          |               |               |         |                | Deed County Tax 131.45 |
| <b>Tax Charge:</b>       | <b>442.15</b> |               |         |                |                        |

RECEIVED

Nov 09, 2005

ASSESSOR

BERKELEY COUNTY SC

JANET B. JURDSKO

AUDITOR BERKELEY COUNTY SC

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Berkeley County, SC

**File Information:****Record and Return To:**

|   |                         |
|---|-------------------------|
| Document Number: 2005- 00038045                 | WILLIAMS & HULST        |
| Receipt Number: 16840                           | PO BOX 1288             |
| Recorded Date/Time: November 09, 2005 12:46:37P | MONCK'S CORNER SC 29461 |
| Book-Vol/Pg: Bk-R VI-5142 Pg-86                 |                         |
| Cashier / Station: O Howell / Cash Station 6    |                         |



*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA       )  
  )  
COUNTY OF BERKELEY            )

TITLE TO REAL ESTATE

Doc # 00038045

KNOW ALL MEN BY THESE PRESENTS, THAT, **JOHNCO, LP**, in the State aforesaid, for and in consideration of the sum of ONE HUNDRED NINETEEN THOUSAND TWENTY-FOUR AND NO/100 (\$119,024.00) DOLLARS, being the true consideration, to it in hand paid at and before the sealing of these presents by **GATES CORPORATION**, in the State aforesaid and County 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 **GATES CORPORATION**, its Successors and Assigns, the following described real property, to-wit:

ALL that certain piece, parcel, lot or tract of land, situate, lying and being in the Town of Moncks Corner, County of Berkeley, State of South Carolina, MEASURING AND CONTAINING **14.878 Acres**, more or less, and BUTTING AND BOUNDING, and having such size, shape, metes, bounds and dimensions generally, as follows, to-wit: Beginning at a point, said point being located on the Southwesterly corner of said tract of land, also said point being the TRUE POINT OF BEGINNING; thence North 20 degrees 09 minutes 46 seconds East a distance of One Thousand Twenty-seven and 18/100 (1027.18') feet to a point; thence South 89 degrees 24 minutes 53 seconds East a distance of Six Hundred Sixty-four and 89/100 (664.89') feet to a point; thence South 20 degrees 27 minutes 32 seconds West a distance of Four Hundred Ninety-eight and 03/100 (498.03') feet to a point; thence South 20 degrees 36 minutes 07 seconds West a distance of Four Hundred Eight and 23/100 (408.23') feet to a point; thence North 85 degrees 13 minutes 59 seconds East a distance of Two Hundred Sixty-three and 01/100 (263.01') feet to a point; thence South 47 degrees 35 minutes 29 seconds West a distance of One Hundred Forty-two and 01/100 (142.01') feet to a point; thence South 87 degrees 40 minutes 08 seconds West a distance of Eight Hundred Fifty-nine and 42/100 (859.42') feet to a point, said point being the TRUE POINT OF BEGINNING. As more fully shown on the plat entitled "PROPERTY LINE ADJUSTMENT PLAT BETWEEN TMS# 142-00-01-024 OWNED BY L.P. JOHNCO, & TMS# 142-02-04-054 OWNED BY GATES CORPORATION" Town of Moncks Corner, Berkeley County, South Carolina, prepared by General Engineering & Environmental, LLC, Mark A. Cornelius, P.L.S. No. 18263 and dated August 26, 2005. Said plat being recorded in the Office of the Register of Deeds for Berkeley County, South Carolina in Plat Cabinet "M" at Page 116-H.

Portion of T.M.S. No. 142-00-01-024

Being a portion of the property conveyed to JohnCo, LP by Deed of John R. Cumbie, dated March 20, 2002 and recorded on May 30, 2002 as Instrument No. 000070329 in the Office of the Register of Deeds for Berkeley County, South Carolina in Record Book 2758 at Page 276.

Grantee's Address: One Belt Drive  
Moncks Corner, SC 29461

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 Premises before mentioned unto the said **GATES CORPORATION**, Successors and Assigns forever.

AND the said **JOHNCO, LP** does hereby bind itself and its Successors, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said **GATES CORPORATION**, its Successors and Assigns, against **JOHNCO, LP** and its Successors and Assigns, and all persons whomever may be lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal, this 2nd day of November, the year of our Lord Two Thousand Five (2005) and in the Two Hundred and Twenty-ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

JOHNCO, LP

Harla E. Ryan  
Kimberlee A. Wells

John R. Cumbie  
JOHN R. CUMBIE, PRESIDENT

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF BERKELEY         )

ACKNOWLEDGMENT

I, Kimberlee A. Wells, Notary Public, do hereby certify that JOHNCO, LP, JOHN  
R. CUMBIE, PRESIDENT, personally appeared before me this day and acknowledged the due  
execution of the foregoing Title to Real Estate.

SWORN to before me this 2nd day

of November, 2005

Kimberlee A. Wells  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 5/17/2015

STATE OF SOUTH CAROLINA  
COUNTY OF BERKELEY

)  
)

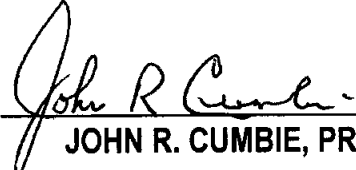
AFFIDAVIT

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 does bear a portion of T.M.S. No. 142-00-01-024, was transferred by Johnco, LP to Gates Corporation on November 2, 2005.
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 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 fees because:  
\_\_\_\_\_  
(If exempt, please skip items 4 to 7 and go to 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been check:
  - (a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$119,024.00.
  - (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 encumbrances 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 is computed as follows:
- |   |            |
|---|------------|
| (a) Place the amount listed in item 4 above here:   | 119,024.00 |
| (b) Place the amount listed in item 5 above here:<br>(If no amount is listed, place zero here.) | -0-        |
| (c) Subtract Line 6(b) from Line 6(a) and place result here                                     | 119,024.00 |
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$440.30.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
- SELLER
9. I understand that a person required to furnish this affidavit who willfully furnished a false or fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than One Thousand (\$1,000.00) or imprisoned not more than One (1) year or both.

JOHNCO, LP

  
JOHN R. CUMBIE, PRESIDENT

SWORN to before me this 2nd dayof November 2005

  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 5/17/2015