

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

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53 2006 00070493

Instrument Number: 2006- 00070493**Recorded On:** July 28, 2006As
Deed**Parties:** FRANKLIN VENTURES LLCTo
HANAHAN RESERVOIR PARK LLC**Recorded By:** HAGOOD & KERR PA**Num Of Pages:** 5**Comment:** HANAHAN RESERVOIR PARK LL**** Examined and Charged as Follows: ****

Deed	10.00				
Recording Charge:	10.00				
		Consideration			
		Amount	RS#/CS#		
Deed Tax	18.50	4,800.00	D 10804		
				Deed State Tax	13.00
					Deed County Tax 5.50
Tax Charge:	18.50				

RECEIVED

Jul 28, 2006

ASSESSOR
BERKELEY COUNTY SC
JANET B. JURSKO
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: 2006- 00070493
 Receipt Number: 66619
 Recorded Date/Time: July 28, 2006 12:51:36P
 Book-Vol/Pg: Bk-R VI-5823 Pg-170
 Cashier / Station: B Edgerton / Cash Station 8

HAGOOD & KERR PA
 654 COLEMAN BLVD
 MT PLEASANT SC 29464



Cynthia B. Forte
 Cynthia B Forte - Register of Deeds

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STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Franklin Ventures, LLC**, a South Carolina limited liability company (the "Grantor"), in the State aforesaid, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, to it in hand paid by **Hanahan Reservoir Park, LLC**, a South Carolina limited liability company (the "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said Grantee, its successors and assigns forever, the real property (the "Premises") described more fully on Exhibit A attached hereto and incorporated herein by this reference.

Grantee's Address: 76 Wentworth Street
 Charleston, South Carolina 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 Grantee, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, successors and assigns, to warrant and forever defend, all and singular, the said Premises unto said Grantee, its successors and assigns, against Grantor, its successors and assigns, and every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS its hand and seal this 25 day of April, 2006.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Kelly Latta

Kelly Latta
Anne E. Coleman

FRANKLIN VENTURES, LLC,
 a South Carolina limited liability company

By: *D. Franklin Haygood*
 D. Franklin Haygood
 Its: Member

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

I, the undersigned Notary Public, do hereby certify that Franklin Ventures, LLC, a South Carolina limited liability company, by D. Franklin Haygood, its Member, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 25 day of April, 2006.

Anne E. Coleman

Notary Public for South Carolina

My Commission Expires: _____

My Commission Expires June 1, 2008

EXHIBIT A
(Real Property Description)

ALL that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, shown and designated as "Parcel AB2, 982,626.86 S.F., 22.558 AC." on that certain plat dated February 2, 2005 entitled "Conveyance Plat Showing Parcel AB, a 32.447 Acre Tract of Land, Being Subdivided into Parcel AB1 (7.499 AC.) and Parcel AB2 (22.558 AC.), Property of Doris Mellard et. al. and Parcel AB3 (2.39 AC.) Previously Deeded to the South Carolina Department of Transportation, Located Near the City of Hanahan, Berkeley County, South Carolina" prepared by Trico Engineering Consultants, Inc. and recorded on February 10, 2005, in the Register of Deeds for Berkeley County in Plat Cabinet Q at Page 331-D.

SAID property having such size, shape, courses, distances, boundaries and measurements as more particularly set forth and shown on the aforesaid plat and for a more complete and accurate description, reference is craved hereto.

TMS No. 259-00-01-003

BEING the same property conveyed to the Grantor by deed of Dorothy P. Meyer a/k/a Dorothy Postell Meyer, Barbara H. Mellard, Linda Jenkins, Jean Jenkins, and Wesley F. Mellard and Doris Mellard, as trustees of the Wesley and Doris Mellard Charitable Remainder Unitrust UTD March 10, 2003 dated February 10, 2005 and recorded in the Berkeley County R.O.D. Office on February 21, 2005, in Book 4530, at Page 0012.

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

Date of Transfer of Title
Closing Date April 25, 2006

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** Franklin Ventures, LLC **TO** Hanahan Reservoir Park, LLC **ON** April 25, 2006.

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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) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$_____.
 - (b) _____ The fee is computed on the fair market value of the realty which is \$_____.
 - (c) X The fee is computed on the fair market value of the realty as established for property tax purposes which is \$4,800.00.

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) \$4,800.00 the amount listed in item 4 above
- (b) \$0.00 the amount listed in item 5 above (no amount place zero)
- (c) \$4,800.00 Subtract Line 6(b) from Line 6(a) and place the result.

7. As required by Code Section 12-24-70, 1 state that I am a responsible person who was connected with the transaction as: attorney.

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 this 26 day of July, 2006

P. McCurdy
Notary Public for South Carolina
My Commission Expires: 10/10/2010

Hagood & Kerr, PA

Christopher T. Colwell
Christopher T. Colwell, Esquire