

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

00070494 Vol: 5823 Ps: 175

Instrument Number: 2006-00070494

As

Recorded On: July 28, 2006

Deed

Parties: ANSONBOROUGH SQUARE LIMITED PARTNERSHIP

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

Tax Amount

Amount RS#/CS#

Deed Tax 16.65

4,500.00 D 10805

Deed County Tax

4.95

Deed State Tax

11.70

Tax Charge:

16.65

RECEIVED

Jul 28,2006

ASSESSOR BERKELEY COUNTY SC JANET B. JUROSKO 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: 2006-00070494

HAGOOD & KERR PA

Receipt Number: 66619

654 COLEMAN BLVD

Recorded Date/Time: July 28, 2006 12:53:37P

MT PLEASANT SC 29464

Book-Vol/Pg: Bk-R VI-5823 Pg-175

Cashier / Station: B Edgerton / Cash Station 8

STEROF

ynthia B Forte - Register of Deeds

Doc # 00070494

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STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF BERKELEY)

KNOW ALL MEN BY THESE PRESENTS, that Ansonborough Square Limited Partnership, a South Carolina limited partnership (the "Grantor"), in the State aforesaid, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), 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, Suite 201

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 Grantee, its successors and assigns forever.

AND Grantor does hereby bind itself and its 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, 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:

ANSONBOROUGH SQUARE LIMITED PARTNERSHIP, a South Carolina limited

partnership

By:

Ansonborough, Inc., its General Partner

Bv:

D. Franklin Havgood

Its: President

STATE OF SOUTH CAROLINA

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COUNTY OF CHARLESTON) ACKNOWLEDGEMENT)
Partnership, a South Carolina limited part	, do hereby certify that Ansonborough Square Limited tnership, by Ansonborough, Inc., its General Partner, by bnally appeared before me this day and acknowledged ument.
Witness my hand and official seal	I this the <u>25</u> day of April, 2006.
	Anne E. Colona
	Notary Public for South Carolina
	My Commission Expires: My Commission Expires June 1, 2008
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EXHIBIT A (Real Property Description)

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

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, 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 Grantor herein by deed of ROC Properties #4, LLC and WBG Properties #4, LLC, dated December 2, 2004 and recorded on December 3, 2004 in Book 4384, Page 339, in the R.O.D. Office for Berkeley County, SC.

		UUU/U494 Vol: 5823 Ps: 179	
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 Ansonborough Square Limited Partnership TO Hanahan Reservoir Park, LLC ON April 25, 2006.			
3. Check one of the following: The DEED is (a) X subject to the deed recording in money or money's worth. (b) subject to the deed recording or other entity and a stockho a trust or as distribution to a EXEMPT from the deed recording (Explanation If Required) (If exempt, please skip)	g fee as a transfer for cons g fee as a transfer betwee Ider, partner, or owner of t trust beneficiary. ording fee because (Exem	en a corporation, a partnership, the entity, or is a transfer to	
4. Check one of the following if either item 3 (a) The fee is computed on the computed on the amount of \$ (b) The fee is computed on the computed on the purposes which is \$4,500.0	consideration paid or to be fair market value of the re fair market value of the re	e paid in money or money's worth in ealty 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 a (a) \$4,500.00 the amount listed in item (b) \$0.00 the amount listed in item (c) \$4,500.00 Subtract Line 6(b) from L	4 above n 5 above (no amount pla		
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 Proper (a) Mobile Home (b) Other	rty is being transferred on	this Deed.	

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.

Notary Public for South Carolina My Commission Expires: //