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

00070495 Vol: 5823 Pg: 180



Instrument Number: 2006-00070495

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 County Tax

Deed Tax

14.80

3,800.00 D 10806

Deed State Tax

10.40

4 40

Tax Charge:

14.80

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: 2006-00070495

HAGOOD & KERR PA

Receipt Number: 66619

654 COLEMAN BLVD

Recorded Date/Time: July 28, 2006 12:54:40P

MT PLEASANT SC 29464

Book-Vol/Pg: Bk-R VI-5823 Pg-180

Cashier / Station: B Edgerton / Cash Station 8



vnthia B Forte - Register of Deeds

Doc # 00070495

00070495 Vol: 5823 Ps: 181

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

RNOW ALL MEN BY THESE PRESENTS, that Ansonborough Square Limited Partnership, a South Carolina limited partnership, and Franklin Ventures, LLC, a South Carolina limited liability company (together, the "Grantors"), in the State aforesaid, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, to them 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, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Grantee, its successors and assigns forever, the real property described on Exhibit A attached hereto and incorporated herein by reference (the "Premises").

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 Grantors do hereby bind themselves and their successors and assigns to warrant and forever defend, all and singular, the said Premises unto said Grantee, its successors and assigns, against Grantors, their successors and assigns, or to claim the same, or any part thereof.

WITNESS their Hands and Seals this 25 day of April, 2006.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

GRANTORS:

ANSONBOROUGH SQUARE LIMITED PARTNERSHIP, a South Carolina limited partnership

Kelly Latta

By:

Ansonborough, Inc., its General Partner

В

D. Franklin Haygood

Its: President

FRANKLIN VENTURES, LLC,

a South Carolina limited liability company

By:

D. Franklin Haygood

Its: Member

00070495 Vol: 5823 Ps: 182

STATE OF SOUTH CAROLINA	ACKNOWLEDGEMENT			
COUNTY OF CHARLESTON) ACKNOVILEDGEMENT)			
Partnership, a South Carolina limited partner	his the 25 day of April, 2006.			
	Anne E. Coleman			
	Notary Public for South Carolina			
	My Commission Expires: My Commission Expires June 1, 2008			
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 day of April, 2006.				
	Ame & Calama			
Notary Public for South Carolina				
	My Commission Expires: My Commission Expires June 1, 2008			
	M. Commone.			

Exhibit A

Legal Description

ALL that certain lot, piece or parcel of land, situate, lying and being in the City of Hanahan, Berkeley County, South Carolina, and known and designated as Parcel C1 on a plat entitled "Conveyance Plat Showing Parcel C, a 24.623 Acre Tract of Land, Being Subdivided into Parcel C1 (17.723 Ac.) and Parcel C2 (6.900 Ac.), Property of Goodrich Baptist Church, Located Near the City of Hanahan, Berkeley County, South Carolina" by Trico Engineering Consultants, Inc., dated November 2, 2004, and recorded in the Register of Deeds for Berkeley County on December 20, 2004, in Cabinet Q, Page 308-BAF, at page 12. Said lot having such size, shape, dimensions, buttings and boundings, more or less, as are shown on said plat, which is specifically incorporated herein by reference.

BEING the same property conveyed to the Grantors herein by deed of Goodrich Baptist Church, n/k/a Creekside Baptist Church, dated December 29, 2004, and recorded in the Berkeley County R.O.D. Office on December 30, 2004, in Book 4432 at Page 006.

A portion of TMS# 259-00-01-007

Grantee's Address: 76 Wentworth Street

Charleston, South Carolina 29401

00070495 Vol: 5823 Ps: 184

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 and Franklin Ventures, LLC **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 fee as a transfer for consideration paid or to be paid
	(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 \$3,800.00.
re	Check YES or NO_X to the following: A lien or encumbrance existed on the land, tenement, or alty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the nount of the outstanding balance of this lien or encumbrance is \$
6.	The DEED Recording Fee is computed as follows: (a) \$3,800.00 the amount listed in item 4 above (b) \$0.00 the amount listed in item 5 above (no amount place zero) (c) \$3,800.00 Subtract Line 6(b) from Line 6(a) and place the result.
	As required by Code Section 12-24-70, 1 state that I am a responsible person who was connected with e 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

Sworn this 26thday of July, 2006

My Commission Expires: 10 10 00

imprisoned not more than one year, or both.

Hagood & Kerr, PA

Christopher T. Colwell, Esquire