

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

00072320 Vol: 5862 Pg: 1



53 2006 00072320

Instrument Number: 2006- 00072320

As
Deed

Recorded On: August 10, 2006**Parties:** I-26/78 ASSOCIATES LLC

To

HYDE PROPERTIES LLC

Billable Pages: 2**Recorded By:** MCNAIR LAW FIRM PA**Num Of Pages:** 7**Comment:****** Examined and Charged as Follows: ****

Deed 12.00

Recording Charge: 12.00

	Tax Amount	Consideration Amount	RS#/CS#		
Deed Tax	4,987.60	1,347,750.00	D 11209	Deed County Tax	1,482.80
				Deed State Tax	3,504.80

Tax Charge: 4,987.60

RECEIVED

Aug 10, 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:

Document Number: 2006- 00072320

Receipt Number: 69106

Recorded Date/Time: August 10, 2006 10:43:56A

Book-Vol/Pg: Bk-R VI-5862 Pg-1

Cashier / Station: J Pearson / Cash Station 3

Record and Return To:

MCNAIR LAW FIRM PA

100 CALHOUN ST SUITE 400

CHARLESTON SC 29401



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

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

NOW, KNOW ALL MEN BY THESE PRESENTS, I-26/78 ASSOCIATES L.L.C., a South Carolina Limited Liability Company, in consideration of the sum of One Million Three Hundred Forty-Seven Thousand Seven Hundred Fifty and No/100 (\$1,347,750.00) Dollars, to it in hand paid at and before the sealing of these presents by HYDE PROPERTIES, LLC, a South Carolina Limited Liability Company, 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, subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, unto the said HYDE PROPERTIES, LLC, the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Grantee Address: 54 East Ford Road
 South Bridge, MA 01550

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 HYDE PROPERTIES, LLC, its successors, heirs and assigns forever.

AND I-26/78 ASSOCIATES L.L.C. does hereby bind itself and its heirs, successors, assigns, executors, and administrators, to warrant and forever defend, all and singular, the said Premises unto the said HYDE PROPERTIES, LLC, its successors, heirs and assigns, against it and its heirs, successors and assigns, lawfully claiming, or to claim the same or any part thereof.

WITNESS its hand and seal, this 9th day of August, in the year of our Lord Two Thousand Six and in the Two Hundred Thirty-First year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

I-26/78 ASSOCIATES L.L.C.
a South Carolina Limited Liability Company

By: The Brumley Company, Inc.
Its: Manager

Edith W. DeBr
AKH

By: Frank W. Brumley
Its: President

STATE OF SOUTH CAROLINA)
COUNTY OF Berkeley)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 9th day of August, 2006, by I-26/78 Associates L.L.C., a South Carolina Limited Liability Company, by The Brumley Company, Inc., its Manager, by Frank W. Brumley, its President.

James L. Bradford
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: _____
AFFIX SEAL

(c://worddata/I-26/Hyde/2214.Title to Real Estate.doc)

EXHIBIT A

All that certain piece, parcel and tract of land, lying and being located in Berkeley County, South Carolina, known as "Tract A-1 I 26/78 Associates LLC 57.20 Acres", as shown and designated on a plat entitled "Plat Showing the Subdivision of TMS 232-00-02-028, 040, and 041 and Abandonment of a Portion of the Property Lines to Create Tract A-1. (57.20 Acres); Prepared for APP Landtrust LLC, Berkeley County, South Carolina" by Empire Engineering, LLC dated June 26, 2006, revised July 28, 2006, and recorded in the Register of Deeds Office for Berkeley County on August 1, 2006 in Plat Cabinet R at Page 120A, which plat is incorporated herein and by this reference made a part hereof.

BEING A PORTION OF THE PROPERTY conveyed to Highway 78 Associates L.L.C., a South Carolina Limited Liability Company by Highway 78 Associates, a South Carolina General Partnership by deed dated August 7, 1996 and recorded September 27, 1996 in the RMC Office for Berkeley County in Book 935, at Page 294, the said Highway 78 Associates L.L.C., having merged with I-26/78 Associates L.L.C., as filed with the South Carolina Secretary of State dated October 1, 1996 and as evidenced by Notice of Merger dated October 15, 1996 and recorded October 16, 2006 in Book 947 at Page 153 in the Register of Deeds Office for Berkeley County.

AND

BEING A PORTION OF THE PROPERTY conveyed to I-26/78 Associates L.L.C., a South Carolina Limited Liability Company by I-26/78 Associates, a South Carolina General Partnership by deed dated April 9, 1996 and recorded September 27, 1996 in the RMC Office for Berkeley County in Book 935, at Page 299.

AND

BEING A PORTION OF THE PROPERTY conveyed to I-26/78 Associates L.L.C., a South Carolina Limited Liability Company by I-26/78 Associates, a South Carolina General Partnership by deed dated April 9, 1996 and recorded September 27, 1996 in the RMC Office for Berkeley County in Book 935, at Page 303.

Portion of TMS Nos. 232-00-02-028, 232-00-02-040 & 232-00-02-041

EXHIBIT B

1. Taxes and assessments for the year 2006, and subsequent years, which are a lien but are not yet due and payable.
2. Any taxes assessed under the rollback provisions of §12-43-220(d)(4) South Carolina Code of Laws 1976, as amended.
3. Any lien, or right to a lien, for labor, services, or material heretofore or hereafter furnished.
4. Easement to South Carolina Power Company dated February 14, 1930 and recorded March 11, 1930, in Book C18B at Page 6 in the Register of Deeds Office for Berkeley County, South Carolina.
5. Easement to South Carolina Power Company dated February 25, 1930 and recorded March 14, 1930 in Book T-34 at Page 589 in the Register of Deeds Office for Berkeley County, South Carolina.
6. Easement to South Carolina Natural Gas Company dated November 4, 1953 and recorded January 13, 1954 in Book C-50 at Page 80 in the Register of Deeds Office for Berkeley County, South Carolina.
7. Easement to South Carolina Natural Gas Company dated November 4, 1953 and recorded January 13, 1954 in Book C-50 at Page 81 in the Register of Deeds Office for Berkeley County, South Carolina.
8. Easement to South Carolina Natural Gas Company dated October 9, 1953 and recorded January 13, 1954 in Book C-50 at Page 82 in the Register of Deeds Office for Berkeley County, South Carolina.
9. Easement to South Carolina Electric & Gas Company dated April 30, 1969 and recorded August 28, 1969 in Book C-92 at Page 5 in the Register of Deeds Office for Berkeley County, South Carolina.
10. Easement to South Carolina Electric & Gas Company dated August 22, 1969 and recorded August 28, 1969 in Book C-92 at Page 12 in the Register of Deeds Office for Berkeley County, South Carolina.
11. Easement to South Carolina Electric & Gas Company dated July 22, 1969 and recorded August 28, 1969 in Book C-92 at Page 13 in the Register of Deeds Office for Berkeley County, South Carolina.
12. Easement to South Carolina Electric & Gas Company dated October 23, 1978 and recorded November 16, 1978 in Book C-126 at Page 235 in the Register of Deeds Office for Berkeley County, South Carolina.

13. Easement to South Carolina Electric & Gas Company dated February 28, 1979 and recorded April 6, 1979 in Book C-128 at Page 86 in the Register of Deeds Office for Berkeley County, South Carolina.
14. Easement to South Carolina Electric & Gas Company dated March 22, 1982 and recorded February 4, 1983 in Book C-152 at Page 310 in the Register of Deeds Office for Berkeley County, South Carolina.
15. Easement to South Carolina Electric & Gas Company dated March 30, 1982 and recorded February 4, 1983 in Book C-152 at Page 312 in the Register of Deeds Office for Berkeley County, South Carolina.
16. Easement to South Carolina Electric & Gas Company dated December 5, 1986 and recorded April 1, 1987 in Book C-212 at Page 43 in the Register of Deeds Office for Berkeley County, South Carolina.
17. Boundary Line Agreement dated May 9, 1988 and recorded May 10, 1988 in Book C-236 at Page 329 in the Register of Deeds Office for Berkeley County, South Carolina.
18. Boundary Line Agreement dated April 21, 1995 and recorded April 21, 1995 in Book 662 at Page 229 in the Register of Deeds Office for Berkeley County, South Carolina.
19. Boundary Line Agreement dated July 12, 1995 and recorded July 17, 1995 in Book 692 at Page 113 in the Register of Deeds Office for Berkeley County, South Carolina.
20. Boundary Line Agreement dated July 12, 1995 and recorded July 17, 1995 in Book 692 at Page 118 in the Register of Deeds Office for Berkeley County, South Carolina.
21. A twenty-five (25') foot Utility Easement as shown on plat entitled "Easement Plat Showing the Relocation of a Portion 25' General Utility Easement Across TMS No. 232-00-02-028, 232-00-02-156, 232-00-02-040, 232-00-02-041, & 232-15-01-070 prepared for I-26/78 Associates LLC Located in Berkeley County, South Carolina" dated July 21, 2005.
22. Encroachment of the existing sewer line of Berkeley County Water and Sanitation Authority within an easement of South Carolina Electric & Gas Company.

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

Date of Transfer of Title
August 9, 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 **I-26/78 ASSOCIATES L.L.C.** (Grantor) to **HYDE PROPERTIES, LLC** (Grantee) on August 9, 2006.
3. The DEED is (check one of the following)
 - (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: _____
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
 - (b) _____ The fee is computed on the fair market value of the realty which is \$N/A.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes
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.
6. The DEED Recording Fee is computed as follows:

(a) The amount listed in item 4 above:	\$1,347,750.00
(b) The amount listed in item 5 above (no amount place zero):	\$ 0.00
(c) Subtract Line 6(b) from Line 6(a) and place the result.	\$1,347,750.00
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Attorney for Grantor**
8. 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 9th day of August, 2006.Jennifer L. Macetas (SEAL)
Notary Public for the State of South Carolina
My Commission Expires: 7/24/11

(Signature)

John H. Warren, III (Print Name)

Attorney for Grantor (Title)