

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

00011380 Vol: 6475 Pg: 121



53 2007 00011380

Instrument Number: 2007- 00011380

As  
Deed

Recorded On: April 09, 2007

Parties: ML SOUTH AUGUSTA LLC  
To  
OMALLEY PETER F

Billable Pages: 1

Recorded By: BLEEKER &amp; CLARKE L L C

Num Of Pages: 6

Comment:

**\*\* Examined and Charged as Follows: \*\***

Deed 11.00

Recording Charge: 11.00

	Tax Amount	Consideration Amount	RS#/CS#		
Deed Tax	5,735.00	1,550,000.00	D 2456	Deed County Tax	1,705.00
				Deed State Tax	4,030.00

Tax Charge: 5,735.00

RECEIVED

Apr 09, 2007

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: 2007- 00011380  
Receipt Number: 112656  
Recorded Date/Time: April 09, 2007 12:27:31P  
Book-Vol/Pg: Bk-R VI-6475 Pg-121  
Cashier / Station: B Edgerton / Cash Station 8

**Record and Return To:**

BLEEKER & CLARKE L L C  
P.O. BOX 148  
CHARLESTON SC 29402



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

File Number: 07-027  
Prepared by and return to:  
Law Office of John M. Bleecker, Jr., LLC  
121 Church Street  
Charleston, South Carolina 29402

Doc # 00011380

**Line Above for Recording Information**

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF BERKELEY                        )

**Limited Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**, that **ML SOUTH AUGUSTA, LLC**,  
for and in consideration of the sum of **One Million Five Hundred Fifty Thousand Dollars**  
and **NO/100 (\$1,550,000.00) DOLLARS** to them paid by **PETER F. O'MALLEY, AS**  
**QUALIFIED INTERMEDIARY FOR BILL HALL COMPANY, LIMITED PARTNERSHIP**, in  
the State aforesaid (the receipt of which is hereby acknowledged) has granted, bargained,  
sold and released, and by these presents does grant, bargain, sell and release unto **BILL**  
**HALL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS**, the  
following described real property, to-wit:

ALL that certain piece, parcel or tract of land, with and all improvements thereon, approximately three (3) miles Northwest of the Town of Summerville, County of Berkeley, State of South Carolina, measuring and containing Fifty One and Ninety Four Hundredths (51.94) acres, more or less, and butting, bounding and measuring according to the plat hereinafter referred to as follows, to-wit: North and East generally, on lands of now or formerly of West Virginia Pulp and Paper Co. and now Meadwestvaco Forestry, LLC; Southwest, generally on the frontage road of Interstate Highway Route 26, known as Drop Off Drive. And West generally on lands formerly of Prettyman now of Drop Off Drive, LLC Said tract more fully shown and delineated on a "Plat of Lands Surveyed for Dorchester Brick Works, Ltd." by Hager E. Metts, R.L.S., dated August 12, 1975, a white print copy thereof is attached to a mortgage from Dorchester Bricks Works, Ltd., to the United States of America Economic Development Administration, recorded in the Office of the RMC for Berkeley County in Book E155, at Page 59.

Said tract being such courses and distances as follows:

Starting at a point on the North right of way margin line of Drop Off Drive, the frontage road of Interstate Highway 26, which is +/- 9359', East of the center line of Jedburg Road and which is the point of beginning; thence along a course North 03' 41' 20" East for a distance of 1498.30 feet to a 5/8" Rebar; thence along a course North 03' 41' 20" for a distance of 74.08 feet to a 4 inch concrete monument; thence along a course of North 82' 32' 50" East for a distance of 1086.43 feet to a 4 inch concrete monument; thence along a course South 03' 04' 56" East for a distance of 796.50 to a 5/8" Rebar; thence along a course South 08' 09' 31" West for a distance of 1688.29 feet to a point on the North right of way margin of Drop Off Drive; thence along a course North 52' 22' 49" West which is in a westerly direction along the right of way Drop Off Drive for a distance of 1239.33 feet to the point of beginning.

This being the same property conveyed to ML South Augusta, Inc., from Merry Land & Investment Company, Inc., by deed dated October 15, 1998, recorded in the Office of the RMC for Berkeley County in Book 1466, at Page 67.

TMS# 207-00-02-062

This conveyance is made subject to all covenants, conditions, restrictions, easements and rights of way of record as recorded in the Office of the RMC for Berkeley County, including any and all amendments thereto.

**Grantee's Address:** 1701 Design Street Bldg. 300  
N. Charleston, SC 29418-0000

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 premises before mentioned unto  
**BILL HALL COMPANY, LIMITED PARTNERSHIP.**

AND **ML SOUTH AUGUSTA, LLC**, does hereby bind itself and its successors, to warrant and forever defend the premises to **BILL HALL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS**, against itself and its successors.

IN WITNESS WHEREOF, **ML South Augusta, LLC**, has caused these presents to be executed on this 5th day of April, 2007 by its undersigned duly authorized member.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF**

James M. Kelly  
[Signature]

**ML SOUTH AUGUSTA, LLC,**  
a Georgia limited liability company

**BY: Merry Land Properties, LLC**  
a Georgia limited liability company

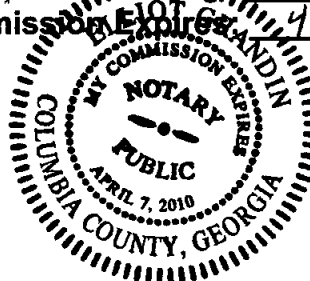
By: Jorie E. Gunn  
ITS: Managing Member

STATE OF GEORGIA )  
COUNTY OF RICHMOND )

**ACKNOWLEDGMENT**

The foregoing document was acknowledged before me this 5th day of April, 2007, by ML South Augusta, LLC, by DORRIN GUNN, its Managing Member.

[Signature]  
Notary Public for Georgia  
My Commission Expires 4-7-10



STATE OF SOUTH CAROLINA )

)

## AFFIDAVIT OF TRUE CONSIDERATION

COUNTY OF CHARLESTON )

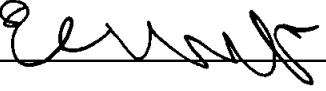
)

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 known as 0 Drop Off Drive, Jedburg, South Carolina, bearing the Berkeley County Tax Map Number: 207-00-02-062 was transferred by ML South Augusta, LLC to Bill Hall Company, Limited Partnership, on April 5, 2007 .
  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 a distribution to a trust beneficiary.
    - (c)        EXEMPT from the deed recording fee because transfer of realty where no gain or loss recognized (family member transfer)(exemptions 1-12)(If exempt, please skip items 4-7, and go to Item of this Affidavit)
  4. Check one of the following if either Item 3(a) or 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 in the amount of \$1,550,000.00.
    - (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   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:
 

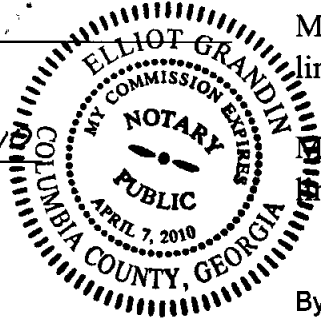
a)a)	\$1,550,000.00	The amount listed in Item 4 above.
a)a)	-0-	The amount listed in Item 5 above (no amount place zero).
a)b)	\$1,550,000.00	Subtract Line 6(b) from Line 6(a) and place the result.
1. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
  2. 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.

SUBSCRIBED AND SWORN before  
me this 5th day of April, 2007.



Notary Public for Georgia

My Commission Expires: 4-7-10



ML South Augusta, LLC, a Georgia  
limited liability company

Berry Land Properties, LLC a Georgia  
limited liability company

By:   
Its: Managing Member