

Berkeley County Cynthia B. Forte **Register of Deeds**

00016021 Vol: 6569 Ps: 304

Moncks Corner 294616120

Instrument Number: 2007-00016021

As

Recorded On: May 16, 2007

Deed

Parties: MORRIS SIDNEY

To

BRIDGE TERMINAL TRANSPORT INC

Billable Pages:

Recorded By: DODDS & HENNESSY

Num Of Pages:

6

Comment:

** Examined and Charged as Follows: **

Deed

11.00

Recording Charge:

11.00

Consideration

Tax Amount

Amount RS#/CS#

Deed County Tax

Deed Tax

1,942.50

525,000.00 D 3534

Deed State Tax

1,365.00

577.50

Tax Charge:

1,942.50

RECEIVED

May 16,2007

ASSESSOR BERKELEY COUNTY SC JAMET 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: 2007-00016021

DODDS & HENNESSY

Receipt Number: 119923

P.O. BOX 298

Recorded Date/Time: May 16, 2007 10:19:34A

CHARLESTON SC 29402

Book-Vol/Pg: Bk-R VI-6569 Pg-304

Cashier / Station: H Sexton / Cash Station 2

WISTER OF

Cynthia B Forte - Register of Deeds

RE 12947 00016021 Vol: 6569 Pe: 305

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

KNOW ALL MEN BY THESE PRESENTS, that I, SIDNEY MORRIS, in the State aforesaid, County Aforesaid, for and in consideration of the sum of Five Hundred Twenty-Five Thousand and 00/100 (\$525,000.00) Dollars, being the true and legal consideration to me in hand paid at and before the sealing and delivery of these presents by BRIDGE TERMINAL TRANSPORT, INC., a New Jersey corporation, in the state aforesaid, county aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do hereby grant, bargain, sell and release unto the said BRIDGE TERMINAL TRANSPORT, INC., a New Jersey corporation, its successors and assigns, all of my right, title and interest, constituting a twenty-five percent (25%) undivided interest, in the following described real property, to-wit:

ALL that piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being in First Goose Creek Parish, County of Berkeley, State of South Carolina, measuring and containing 60.36 acres, more or less, and being more fully shown and delineated on that certain plat entitled, "PLAT OF 60.36 AC. OWNED BY TROY & SARAH WINN ABOUT TO BE CONVEYED TO ROBERT M. BROWN AND HOWARD L. THARP...", prepared by Hager E. Metts, RLS, dated August 14, 1995, recorded in the Office of the RMC for Berkeley County, SC in Plat Cabinet L, Page 218-A; reference is hereby craved to said plat and same is made a part and parcel of this description.

Together with a perpetual easement and right of way for ingress, egress, regress and for construction, maintenance and use of utilities and road way established by Deed of Easement for Access from Hazel M. Blackwell to Brown Tharp, LLC dated May 15, 2002 and recorded in Book 2740 at Page 98 in the RMC Office for Berkeley County.

Saving and Excepting all that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, measuring and containing Twenty Six Hundredths (0.26) of an acre, more or less, and butting and bounding as follow, to wit: On the North a distance of 40.37 feet along the lands of now or formerly of Ben N. & William D. Hill; on the East a distance of 286.83 feet along lands now or formerly of James Thrower, et al; on the South by Tract "A" as shown and delineated on the plat which reference is hereafter made; on the West a distance of 292.28 feet along lands now or formerly of Robert M. Brown and Howard L. Tharp. Said tract of land being

more fully shown and delineated as "Tract 'B' - 0.26 AC.," on a plat entitled "Plat of 2.32 acres owned by: Robert M. Brown and Howard L. Tharp being subdivided into Parcels A & B Parcel A"A" is a 40' wide easement containing 2.0 acres. Parcel "B" containing 0,26 AC. is about to be conveyed to Ben N. Hill and William D. Hill, Jr. Berkeley County, South Carolina", prepared by Hager Eddie Metts, RLS, dated January 5, 1998, revised February 26, 1998, a copy of which is recorded in the ROD Office for Berkeley County in Plat Cabinet N, at Page 132-B, reference to which plat is hereby craved for a more accurate and complete description of the tract of land conveyed herein.

BEING the same property conveyed to SIDNEY MORRIS by Deed of Brown & Tharp, LLC by dated May ______, 2007 and recorded in the Office of the Register of Deeds for Berkeley County, SC simultaneously herewith.

TMS# 174-00-00-004

Grantee's address:

<u>c/o The Corporate REal Estate Department</u>

Two Giralda Farms, Madison Avenue

<u>Madison</u>, NJ 07940

Attn: Director of Corporate Real Estate

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 that I, SIDNEY MORRIS, do hereby bind myself and my heirs and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against me and my heirs and assigns, subject to the easements, encumbrances, restrictions, and other matters as shown on Exhibit "A" which is attached hereto and incorporated herein, and subject to real property taxes for the year of 2007, and thereafter.

WITNESS my Hand and Seal, this _____ day of May, in the year of our Lord Two Thousand and Seven in the Two Hundred Thirty-First year of sovereignty and independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

SIDNEY MORRIS

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF BERKELEY

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named, SIDNEY MORRIS, sign, seal and as his act and deed deliver the within written Title to Real Estate, and that (s)he with the undersigned Notary Public witnessed the execution thereof.

SWORN to before me this / S day of May, 2007.

Notary Public for South Carolina

My Commission Expires: 2-29-20/2

Exhibit "A"

- 1. 40' Ingress/Egress and general utility easement shown on a plat entitled "Plat of 2.32 acres owned by: Robert M. Brown and Howard L. Tharp being subdivided into Parcels A&B Parcel "A" is a 40' wide easement containing 2.06 acres, parcel "B" containing 0.26 AC is about to be conveyed to Ben N. Hill & William D. Hill, Jr. Berkeley County, South Carolina", prepared by Hager Eddie Metts, RLS, dated January 5, 1998, revised February 26, 1998, a copy of which is recorded in the ROD Office for Berkeley County in Plat Cabinet N, at Page 132-B, aforesaid records.
- 2. Terms and Conditions of Order in Case #96-CP-08-1099 entitled, "Donald M. Varner, et al -v- Howard L. Tharp and Robert M. Brown" filed February 6, 1998, aforesaid records.
- 3. Title to Sewer System and all property used for wastewater collection evidenced by Bill of Sale to Berkeley County Water and Sanitation Authority recorded November 8, 2006 in Book 6112, page 274, and deed recorded in Book 6112, page 279, aforesaid records.
- 4. Easement to South Carolina Power Company dated October 29, 1935 and recorded in Book C-18-B, page 147, aforesaid records.
- Terms and conditions of the Deed of Easement for Access by and between Hazel M. Blackwell and Brown Tharp, LLC appearing of record in Book 2740, at Page 98, aforesaid records.

COUNTY OF BERKELEY) AFFIDAVIT Date of Transfer of Title Closing Date May, 2007		
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 SIDNEY MORRIS to BRIDGE TERMINAL TRANSPORT, INC. on May, 2007.		
3. The DEED is subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.		
4. The fee is computed on the consideration paid or to be paid in money or money's		
worth in the amount of \$525,000.00. 5. Check YES or NO XX 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 if this lien or encumbrance is \$		
6. The Deed recording fee is computed as follows:		
 (A) \$525,000.00 the amount listed in item 4 above. (B) \$0.00 the amount listed in item 5 above. (no amount place zero) (C) \$525,000.00 subtract line 6(b) from line 6(a) and place the result. 		
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		
8. Check if property other than Real Property is to be transferred on this Deed.		
(A)Mobile home		
(B) Other 9. DEED OF DISTRIBUTION – ATTORNEY'S AFFIDAVIT: Estate of		
deceased CASE NO.: Personally appeared before me the undersigned attorney who, being duly sworn, certified that he is licensed to practice law		
in the State of South Carolina; that he has prepared the Deed of Distribution for the		
Personal Rep. in the Estate of, deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.		
10. 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 15 day of May, 2007. SIGNED:		
Attorney that prepared this form		
Notary Public for South Carolina My Commission Expires 3-11-2015 Robert S. Dodds Type or Print Name here		
Type of Fine Name note		