

Berkeley County  
Cynthia B. Forte  
Register of Deeds  
Moncks Corner 29461612000021575 Vol: 6686 Pg: 269



53 2007 00021575

Instrument Number: 2007- 00021575

Recorded On: July 02, 2007

As  
Deed

Parties: JEDBURG INDUSTRIAL PROPERTIES LLC

To  
WINSTON-JEDBURG PROPERTIES LLC

Recorded By: JOHNSON SMITH HIBBARD &amp; WILDMAN

Num Of Pages: 5

Comment:

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

Deed	10.00				
Recording Charge:	10.00				
		Consideration			
	Tax Amount	Amount	RS#/CS#		
Deed Tax	0.00	10.00	D 4804	Deed County Tax	0.00
				Deed State Tax	0.00
EXEMPT					
Tax Charge:	0.00				

RECEIVED

Jul 02, 2007

ASSESSOR  
BERKELEY COUNTY SC  
JANET B. JURDSKO  
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- 00021575  
Receipt Number: 128489  
Recorded Date/Time: July 02, 2007 12:09:53P  
Book-Vol/Pg: Bk-R VI-6686 Pg-269  
Cashier / Station: S Ritter / Cash Station 11

JOHNSON SMITH HIBBARD & WILDMAN  
P O DRAWER 5587  
SPARTANBURG SC 29304-5587



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

Block Map No: p/o 220-00-02-062  
 Grantee's Address: P O Box 3524  
 Spartanburg SC 29304

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF BERKELEY )

## TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Jedburg Industrial Properties, LLC** for and in consideration of Ten and 00/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **Winston-Jedburg Properties, LLC**:

See attached Exhibit "A" for legal descriptions

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(s) and the Grantee's(s') heirs (or successors) and Assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to conditions, covenants, right of ways, easements and restrictions of record.

WITNESS the grantor's(s') hand(s) and seal(s) this 26<sup>th</sup> day of June, 2007.

SIGNED, sealed and delivered  
 in the presence of:

Jedburg Industrial Properties, LLC  
 By: Johnson Development Associates, Inc., Manager

By: A. Foster Chapman (SEAL)  
 A. Foster Chapman, President

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF SPARTANBURG )

## ACKNOWLEDGMENT

I, Jason C. Lynch, the undersigned Notary Public, do hereby certify that A. Foster Chapman as President of Johnson Development Associates, Inc., the Manager of Jedburg Industrial Properties, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said company.

Witness my hand and official seal this the 26<sup>th</sup> day of June, 2007.

Jason C. Lynch (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 7/10/11

EXHIBIT "A"

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND CONTAINING 42.96 ACRES/1,871,154 SQUARE FEET, BEING LOCATED IN BERKELEY COUNTY, NEAR SUMMERVILLE, SOUTH CAROLINA, AND COMMENCING AT A 5/8" REBAR LOCATED ALONG THE WESTERN RIGHT-OF-WAY LINE OF NEWTON WAY, SAID 5/8" REBAR BEING APPROXIMATELY 748.9' SOUTH OF THE RIGHT-OF-WAY INTERSECTION OF BUSINESS PARK ROAD AND NEWTON WAY; THENCE TURNING AND RUNNING ALONG THE WESTERN RIGHT-OF-WAY LINE OF NEWTON WAY FOR THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE FOR A DISTANCE OF 323.75', SAID ARC OR CURVE HAVING A RADIUS OF 560.60', THE CHORD OF SAID ARC OR CURVE RUNNING SOUTH 09°44'15" WEST FOR A DISTANCE OF 319.27' TO A 5/8" REBAR; THENCE SOUTH 06°58'59" EAST FOR A DISTANCE OF 152.62' TO A 5/8" REBAR BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF NEWTON WAY IN A DIRECTION OF SOUTH 06°58'59" EAST FOR A DISTANCE OF 566.55' TO A 5/8" REBAR; THENCE TURNING AND RUNNING NORTH 89°59'31" WEST ALONG THE PROPERTY LINE OF TRACT "C" FOR A DISTANCE OF 2,225.69' TO A 5/8" REBAR; THENCE TURNING AND RUNNING NORTH 33°44'40" WEST ALONG THE EASTERN RIGHT-OF-WAY LINE OF OLD DAIRY ROAD (S.C. HWY. NO. 8-8-46) FOR A DISTANCE OF 63.11' TO A 1-1/2" PIPE; THENCE TURNING AND RUNNING NORTH 25°41'46" EAST ALONG THE PROPERTY LINE OF BEN ELLIS & ETHEL ELLIS FOR A DISTANCE OF 266.14' TO A 2-1/2" PIPE; THENCE TURNING AND RUNNING NORTH 25°59'18" EAST ALONG THE PROPERTY LINE OF ELIZA M. MACKEY FOR A DISTANCE OF 883.40' TO A 5/8" REBAR; THENCE TURNING AND RUNNING SOUTH 88°04'00" EAST ALONG THE PROPERTY LINE OF SOUTHEASTERN FREIGHT LINES, INC. FOR A DISTANCE OF 624.03' TO A 5/8" REBAR; THENCE TURNING AND RUNNING SOUTH 88°04'08" EAST ALONG THE PROPERTY LINE OF X.O. BUNCH, JR. & WANDO PROPERTIES LLC FOR A DISTANCE OF 599.96' TO A 5/8" REBAR; THENCE TURNING AND RUNNING ALONG THE PROPERTY LINE OF TRACT "A" FOR THE FOLLOWING COURSES AND DISTANCES: SOUTH 00°00'29" WEST FOR A DISTANCE OF 483.00' TO A 5/8" REBAR; THENCE SOUTH 89°59'31" EAST FOR A DISTANCE OF 466.15' TO THE POINT OF BEGINNING.

THE WITHIN DESCRIBED PROPERTY IS MORE SPECIFICALLY SHOWN AND DESIGNATED AS TRACT "B" ON THAT CERTAIN PLAT BY HUSSEY, GAY, BELL & DEYOUNG, INC., DATED NOVEMBER 2, 2006, ENTITLED "PLAT SHOWING THE SUBDIVISION OF AN APPROXIMATE 133.34 ACRE TRACT (TMS 220-00-02-062) INTO A 5.00 ACRE TRACT (TRACT "A"); A 42.96 ACRE TRACT (TRACT "B") & A 51.52 ACRE TRACT (TRACT "C") LEAVING A RESIDUAL OF APPROXIMATELY 33.86 ACRES PREPARED AT THE REQUEST OF JOHNSON DEVELOPMENT ASSOCIATES, INC., BERKELEY COUNTY, NEAR SUMMERVILLE, SOUTH CAROLINA" ("PLAT"), RECORDED IN THE RMC OFFICE FOR BERKELEY COUNTY IN PLAT CABINET R, PAGE 263-C, ON FEBRUARY 8, 2007.

TMS # (PORTION OF 220-00-02-062)

This being a portion of the property conveyed to Jedburg Industrial Properties, LLC by deed of Jedburg Commerce Park, LLC dated January 31, 2006 and recorded in Book 5347 at Page 240 in the Office of the Register of Deeds for Berkeley County.

EXHIBIT "A"

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND CONTAINING 5.00 ACRES/217,800 SQUARE FEET, BEING LOCATED IN BERKELEY COUNTY, NEAR SUMMERVILLE, SOUTH CAROLINA, AND BEGINNING AT A 5/8" REBAR LOCATED ALONG THE WESTERN RIGHT-OF-WAY LINE OF NEWTON WAY, SAID 5/8" REBAR BEING APPROXIMATELY 748.9' SOUTH OF THE RIGHT-OF-WAY INTERSECTION OF BUSINESS PARK ROAD AND NEWTON WAY; THENCE TURNING AND RUNNING ALONG THE WESTERN RIGHT-OF-WAY LINE OF NEWTON WAY FOR THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE FOR A DISTANCE OF 323.75', SAID ARC OR CURVE HAVING A RADIUS OF 560.60', THE CHORD OF SAID ARC OR CURVE RUNNING SOUTH 09°44'15" WEST FOR A DISTANCE OF 319.27' TO A 5/8" REBAR; THENCE SOUTH 06°58'59" EAST FOR A DISTANCE OF 152.62' TO A 5/8" REBAR; THENCE TURNING AND RUNNING ALONG THE PROPERTY LINE OF TRACT "B" FOR THE FOLLOWING COURSES AND DISTANCES: NORTH 89°59'31" WEST FOR A DISTANCE OF 466.15' TO A 5/8" REBAR; THENCE NORTH 00°00'29" EAST FOR A DISTANCE OF 483.00' TO A 5/8" REBAR; THENCE TURNING AND RUNNING SOUTH 88°04'08" EAST ALONG THE PROPERTY LINE OF X.O. BUNCH, JR. & WANDO PROPERTIES LLC FOR A DISTANCE OF 501.81' TO THE POINT OF BEGINNING.

THE WITHIN DESCRIBED PROPERTY IS MORE SPECIFICALLY SHOWN AND DESIGNATED AS TRACT "A" ON THAT CERTAIN PLAT BY HUSSEY, GAY, BELL & DEYOUNG, INC., DATED NOVEMBER 2, 2006, ENTITLED "PLAT SHOWING THE SUBDIVISION OF AN APPROXIMATE 133.34 ACRE TRACT (TMS 220-00-02-062) INTO A 5.00 ACRE TRACT (TRACT "A"), A 42.96 ACRE TRACT (TRACT "B") & A 51.52 ACRE TRACT (TRACT "C") LEAVING A RESIDUAL OF APPROXIMATELY 33.86 ACRES PREPARED AT THE REQUEST OF JOHNSON DEVELOPMENT ASSOCIATES, INC., BERKELEY COUNTY, NEAR SUMMERVILLE, SOUTH CAROLINA" ("PLAT"), RECORDED IN THE RMC OFFICE FOR BERKELEY COUNTY IN PLAT CABINET R, PAGE 263-C, ON FEBRUARY 8, 2007.

TMS # (PORTION OF 220-00-02-062)

This being a portion of the property conveyed to Jedburg Industrial Properties, LLC by deed of Jedburg Commerce Park, LLC dated January 31, 2006 and recorded in Book 5347 at Page 240 in the Office of the Register of Deeds for Berkeley County.

STATE OF SOUTH CAROLINA                     )  
                                                           )                     AFFIDAVIT  
COUNTY OF BERKELEY                     )

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 known as approximately 48 acres, more or less, and is a portion of Berkeley County Tax Map Number 220-00-02-062.
3. Check one of the following. The deed is :
  - (a) \_\_\_\_\_ 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)   X   exempt from the deed recording fee because (See Information section of affidavit): #8

(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
  - (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 property 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 recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: \$\_\_\_\_\_
  - (b) Place the amount listed in item 5 above here: \$0  
(If no amount is listed, place zero here.)
  - (c) Subtract Line 6(b) from Line 6(a)  
and place result here: \$\_\_\_\_\_
7. The recording fee due is based on the amount listed on Line 6(c) above and the recording fee due is: \$\_\_\_\_\_
8. As required by Code Section 12-24-70, I state that I am the responsible person who was connection with the transaction as: Grantor
9. I understand that a person required to furnish this affidavit who wilfully 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.

Jedburg Industrial Properties, LLC  
By: Johnson Development Associates, Inc.,  
Manager

By: *A. Foster Chapman*  
A. Foster Chapman, President

SWORN to before me this 26  
day of June, 2007.

*James C. Hyl*  
Notary Public for SC  
My Commission Expires: 7/10/11