

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

00018568 Vol: 8074 Pg: 61



53 2009 00018568

Instrument Number: 2009- 00018568

As
Deed

Recorded On: August 17, 2009

Parties: SEA FOX BOAT COMPANY INC

To

FOXBANK INDUSTRIAL PARK LLC

Recorded By: DAVIDSON & BRADSHAW

Num Of Pages: 5

Comment:

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

Deed 10.00

Recording Charge: 10.00

	Tax Amount	Consideration Amount	RS#/CS#		
Deed Tax	0.00		D 3750	Deed County Tax	0.00
				Deed State Tax	0.00
EXEMPT					
Tax Charge:	0.00				

RECEIVED

Aug 17, 2009

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: 2009- 00018568

Receipt Number: 241685

Recorded Date/Time: August 17, 2009 12:11:02P

Book-Vol/Pg: Bk-R VI-8074 Pg-61

Cashier / Station: H Sexton / Cash Station 2

Record and Return To:

DAVIDSON & BRADSHAW

125H WAPPOO CREEK

CHARLESTON SC 29412



Cynthia B Forte - Register of Deeds

WHEREAS, at a meeting of the Board of Directors and Stockholders of Sea Fox Boat Company, Inc., a SC corporation, duly called and held, it was unanimously resolved that the property hereinbelow described be conveyed to the Grantee(s) herein for the consideration hereinafter shown and that Frederick H. Renken, as its President, be and are authorized to execute this deed of conveyance on behalf of the said entity as its act and deed.

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Sea Fox Boat Company, Inc., a SC corporation**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **Five and No/100s (\$5.00) Dollars**, and Subject to **the Restrictions, Easements, and Limitations** as hereinafter set forth, if any, to the Grantor paid by **Foxbank Industrial Park, LLC**, a SC limited liability company, has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **Foxbank Industrial Park, LLC** (hereinafter whether singular or plural the "Grantee"), its Successors and Assigns, forever, in fee simple, the following described property, to-wit:

ALL that certain piece, parcel or tract of land in Berkeley County, State of South Carolina, being located on U. S. Highway No. 52 Alternate near Strawberry Road and being shown on a plat prepared by Sigma Engineers, Inc. dated December 5, 1984, recorded in the RMC. Office for Berkeley County, South Carolina, in Cabinet E at Page 393, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a CM on the southeasterly side of U. S. Highway No. 52 Alternate and running thence with the line of Tract C S. 8656'43" E. 1112.77 feet to an IO on S. C. L. Railroad; thence with the right of way of S. C. L. Railroad S. 0922'30" W. 1237.22 feet to an IO; thence with line of Standard Warehouse N. 8037'30" W. 705.00 feet to an IO; thence S. 0922'30" W. 100.00 feet to CM; thence along line of Tract A N. 8037'30" W. 412.89 feet to a CM on the southeasterly side of U. S. Highway No. 52 Alternate, said point being located 3,219.92 feet northeast of the right of way of Strawberry Road; thence with the southeasterly edge of U. S. Highway No. 52 Alternate N. 0956'08" E. 1214.77 feet to a CM, the beginning corner, containing 30.94 acres, more or less.

FURTHER shown on a plat entitled "PLAT OF A 30.94 ACRE TRACT OF LAND, A PORTION OF FOXBANK PLANTATION, LOCATED IN ST. JOHNS AND EUTAW TAX DISTRICT, BERKELEY COUNTY, SOUTH CAROLINA". By Stephens Engineering, Inc., dated October 11, 2000 and recorded on October 11, 2000 in Plat Cabinet O at Page 302-A.

SUBJECT to any and all Restrictions, Covenants, Conditions, Easements, Rights of Way, and any and all other matters affecting subject property, of record in the Office of the RMC for Berkeley County, South Carolina.

BEING the same property conveyed to Sea Fox Boat Company, Inc., by deed of Industrial Acoustics Company, Inc. dated July 12, 2002 and duly recorded in the Office of the RMC for Berkeley County, South Carolina, in Book 2831 at Page 331.

TMS No's.: 197-00-01-006

Tax District: 8

Grantees' Address: 2550 Highway No. 52
Moncks Corner, SC 29461

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

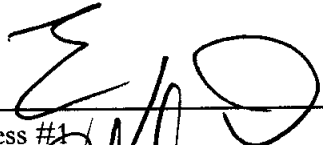
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee(s), **Foxbank Industrial Park, LLC**, its Successors and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantee's Successors and Assigns against the Grantor and the Grantor's Successors and Assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

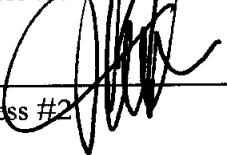
WITNESS the hand and seal of the Grantor this **11TH** day of **August** in the year of our Lord Two Thousand Nine (2009) and in the Two Hundred Thirty-Fourth (234) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

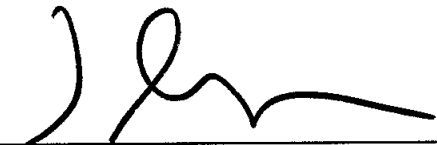
Sea Fox Boat Company, Inc.



Witness #1

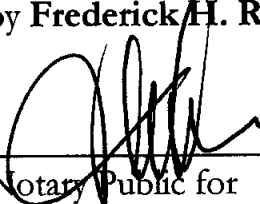


Witness #2

BY:  (seal)
Frederick H. Renken
its President

STATE OF SOUTH CAROLINA)	
)	ACKNOWLEDGMENT
COUNTY OF CHARLESTON)	

The foregoing instrument was acknowledged before me this **11TH** day of **August, 2009**, by **Frederick H. Renken as President of Sea Fox Boat Company, Inc.**

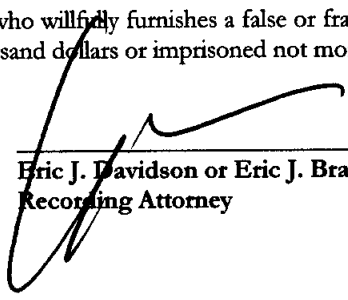


Notary Public for **James C. Olson**
My Commission expires **Notary Public for South Carolina**
Commission Expires: April 17, 2018

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY) AFFIDAVIT

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 Sea Fox Boat Company, Inc. to Foxbank Industrial Park, LLC on August 11, 2009.
- 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) ☒ exempt from the deed recording fee because (exemption #8). Explanation, if required: **Transfer of assets to new entity** (if exempt, 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) ☐ 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 ☐ to the following: A lien or encumbrance existed on the land, tenement, or realty before 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) Place the amount listed in item 4 above here:
 - (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here)
Subtract line 6(b) from line 6(a) and place result here:
- 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 being transferred on this Deed.
 - (a) Mobile Home
 - (b) Other
- 9) DEED OF DISTRIBUTION – ATTORNEY'S AFFIDAVIT: Estate of deceased Case Number . Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)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.


Eric J. Davidson or Eric J. Bradshaw
Recording Attorney

Sworn to before me this 11TH day of August, 2009


Notary Public for South Carolina

My Commission Expires: **James C. Olson**

Notary Public for South Carolina
Commission Expires: April 17, 2018