

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

00006595 Vol: 7838 Pg: 192



53 2009 00006595

Instrument Number: 2009- 00006595**Recorded On:** March 31, 2009As
Deed**Parties:** CHARLESTON REGIONAL INVESTMENTS LLCTo
MAYHEW ROBERT W**Billable Pages:** 1**Recorded By:** MCNAIR LAW FIRM**Num Of Pages:** 6**Comment:****** Examined and Charged as Follows: ****

Deed 11.00

Recording Charge: 11.00Consideration
Amount

Tax Amount

RS#/CS#

Deed Tax	185.00	50,000.00	D 1434	Deed State Tax	130.00	Deed County Tax	55.00
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Tax Charge: 185.00

RECEIVED

Mar 31, 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:**Record and Return To:**

Document Number:	2009- 00006595	MCNAIR LAW FIRM
Receipt Number:	221423	P.O. BOX 1431
Recorded Date/Time:	March 31, 2009 11:31:58A	CHARLESTON SC 29402
Book-Vol/Pg:	Bk-R VI-7838 Pg-192	
Cashier / Station:	H Sexton / Cash Station 2	



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

LIMITED WARRANTY DEED

**SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE FOR A FULL AND
COMPLETE LEGAL DESCRIPTION OF THE PROPERTY
BEING CONVEYED (THE "PROPERTY" OR "PREMISES")**

TMS# 267-00-00-143

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the Premises before mentioned, unto the Grantees, and Grantees' heirs, successors and assigns, forever.

AND, subject to the Permitted Exceptions, the Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular the said Premises unto the said Grantees, their heirs, successors and assigns, against itself, its successors and/or assigns, so that neither Grantor nor those claiming under Grantor shall hereafter have any interest in or claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has affixed its Hand and Seal this 30th day of March, 2009.

Signed, Sealed and Delivered
In the Presence Of:

Charleston Regional Investments, LLC

Thomas C. Grella
Notary Public

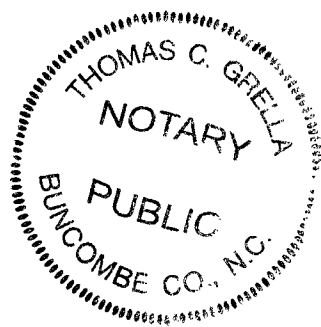
By: [Signature]
Name: CHARLES W ARCHERD
Title: Authorized Manager

NORTH
STATE OF ~~SOUTH~~ CAROLINA)
BUNCOMBE)
COUNTY OF ~~CHARLESTON~~)

ACKNOWLEDGMENT

I, Thomas C. Grella (Notary Public), do hereby certify that Charleston Regional Investments, LLC, a North Carolina limited liability company, by Charles W. Archerd, its Authorized Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of March, 2009.



[Signature]
Notary Public for North Carolina
My Commission Expires: 3-17-2012

EXHIBIT "A"

An undivided 0.639400 % of:

All that certain piece, parcel or tract of land situate, lying and being in the Charleston Regional Business Center, shown and designated as "TRACT R" on a plat entitled "FINAL SUBDIVISION PLAT OF TRACT B, OWNED BY CHARLESTON REGIONAL BUSINESS CENTER, LLC TO CREATE TRACTS Q, R & S AND 132.15± ACRES TRACT B RESIDUAL" by Thomas & Hutton Engineering Co. dated May 10, 2004, and recorded October 29, 2004, in the Office of the Register of Deeds for Berkeley County in Plat Cabinet Q, at Page 282C, to which reference is hereby craved for a more complete description.

Being a portion of the property conveyed to the Grantor by deed of Charleston Regional Business Center, LLC dated September 26, 2005 and recorded in the Register of Deeds Office for Berkeley County in Book 5038, Page 40.

Exhibit B
Permitted Exceptions

1. Real property taxes and assessments for the calendar year of 2009 and subsequent years.
2. Rights of tenants in possession.
3. All agreements, conditions, covenants, easements, reservations, restrictions, rights of way and all other matters of record pertaining to the Property.
4. Matters which would be disclosed by a current survey.
5. The conveyance of the Property is made in gross and not by the acre.
6. Zoning laws and ordinances.
7. Mortgage recorded in Book 7696, at Page 222, Berkeley County Registry.
8. Assignment of Rents recorded in Book 7696, Page 234, Berkeley County Registry.
9. Ownership Agreement recorded of even date herewith.

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
 COUNTY OF BERKELEY)

Date of transfer of title
 Closing Date: March 30, 2009

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 Charleston Regional Investments, LLC to Robert W. Mayhew on March 30, 2009; and
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 Exemption No. _____. Explanation, if required: _____. (If exempt, please skip items 4-7, and go to item 7 of this affidavit).
4. Check one of the following if either item 3(a) or item 3(b) 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 \$50,000.00.
 - (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 X or NO _____ 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 N/A – taking subject to a mortgage – deed stamps based upon \$50,000.00
6. The Deed recording fee is computed as follows:
 - (a) \$50,000.00 the amount listed in item 4 above.
 - (b) \$ N/A the amount listed in Item 5 above (no amount place zero).
 - (c) \$50,000.00 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 this transaction as: Legal representative
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, certifies 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 Representative in this Estate 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 to this 30th day of March, 2009.

Notary Public for North Carolina
 My Commission Expires: 3-17-2012

Charleston Regional Investments, LLC

By: [Signature]
 Authorized Manager

