

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

00027848 Vol: 8249 Pg: 139



53 2009 00027848

Instrument Number: 2009- 00027848

As
Deed

Recorded On: December 11, 2009**Parties:** TARRANT PROPERTIES LLC

To
MWW-SHEEP ISLAND LLC

Recorded By: WARREN & SINKLER**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	10,175.00	2,750,000.00	D 6001		Deed County Tax	3,025.00
				Deed State Tax	7,150.00	
Tax Charge:	10,175.00					

RECEIVED

Dec 11, 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- 00027848	WARREN & SINKLER
Receipt Number:	257780	PO BOX 1254
Recorded Date/Time:	December 11, 2009 01:16:10P	CHARLESTON SC 29402
Book-Vol/Pg:	Bk-R VI-8249 Pg-139	
Cashier / Station:	R McMakin / Cash Super Station 5	



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

(Reference: 1527 & 1529 Rose Dr; File No. 8400/JHW)

*After recording, return to:
John H. Warren, III, Esquire
Warren & Sinkler, L.L.P.
171 Church Street, Suite 340 (29401)
Post Office Box 1254
Charleston, SC 29402
Phone: (843) 577-0660*

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

WHEREAS, Tarrant Properties, LP acquired the within described property from Virginia D. Brown by deed dated November 8, 2005 and recorded in the Register of Deeds' Office for Berkeley County on November 10, 2005 in Book 5144 at Page 159 and re-recorded on March 16, 2006 in Book 5446 at Page 226; and

WHEREAS, Tarrant Properties, LP converted to Tarrant Properties, LLC, by filing Articles of Conversion with the South Carolina Secretary of State on August 17, 2007; and

WHEREAS, Guy C. Tarrant is the Sole Manager and Sole Member of the Management Committee as provided under the terms of the Operating Agreement of Tarrant Properties, LLC dated August 10, 2007; and

WHEREAS, Tarrant Properties, LLC is now minded to sell the within described property; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that **TARRANT PROPERTIES, LLC** (the "Grantor") in the State aforesaid, for and in consideration of the sum of **TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 (\$2,750,000.00) DOLLARS**, paid to it at and before the sealing of these Presents by **MWV-SHEEP ISLAND, LLC**, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **MWV-SHEEP ISLAND, LLC** (the "Grantee"), its successors and assigns, all of its right, title and interest in and to the following described property, to-wit:

All those certain pieces, parcels or tracts of land, situate, lying and being in Berkeley County, South Carolina, known as **Lot A-2-A** measuring and containing 26.406 SF and 0.61 Acres, and **Lot A-2-B** measuring and containing 85.647 SF and 1.97 Acres, and being more particularly shown and delineated on a plat by Ashley Land Surveying, Inc., dated September 18, 2009, entitled "BOUNDARY SURVEY OF LOT A-2-B, 1.97 ACRES, & LOT A-2-A, 0.61 ACRES, OWNED BY TARRANT PROPERTIES LP BEING CONVEYED TO MEADWESTVACO FORESTRY LLC, FIRST GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA", said plat being recorded on October 9, 2009 in the Register of Deeds' Office for Berkeley County in Plat Cabinet N at Page 220-P.

BEING THE SAME PROPERTY conveyed to Tarrant Properties, LP by deed of Virginia D. Brown dated November 8, 2005 and recorded in the Register of Deeds' Office for Berkeley County on November 10, 2005 in Book 5144 at Page 159; and re-recorded on March 16, 2006 in said office in Book 5446 at Page 226.

TMS NOS. 221-00-00-062 (Lot A-2-A)
221-00-00-137 (Lot A-2-B)

Address of Grantee(s): 180 Westvaco Road
Summerville, SC 29483

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 unto Grantee, its successors and assigns forever.

And Grantor does hereby bind Grantor, and Grantor's successors and assigns to warrant and forever defend, all and singular, the Premises unto Grantee, its successors and assigns, against Grantor and each of Grantor's successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS its Hand and Seal this 11th day of December, 2009.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

TARRANT PROPERTIES, LLC

[Signature]
Witness #1

By: [Signature]
Guy C. Tarrant

[Signature]
Witness #2

Its: Sole Manager and Sole Member of
the Management Committee

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 11th day of December, 2009, by Tarrant Properties, LLC, by Guy C. Tarrant, its Sole Manager and Sole Member of the Management Committee.

Elizabeth Labors (SEAL)
Notary Public for the State of South Carolina
My commission expires: _____



(c:\worddata\MeadWestvaco\Tarrant\20326.Deed.doc)

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

Date of Transfer of Title
December 11, 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 **TARRANT PROPERTIES, LLC** (collectively, Grantor) to **MWV-SHEEP ISLAND, LLC** (Grantee) on December 11, 2009.
3. The DEED is (check one of the following)
 - (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 distribution to a trust beneficiary.
 - (c) _____ **EXEMPT** from the deed recording fee because: _____
4. Check one of the following if either item 3(a) or item 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
 - (b) _____ The fee is computed on the fair market value of the realty which is \$N/A.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes
5. Check YES _____ 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.
6. The DEED Recording Fee is computed as follows:

(a) The amount listed in item 4 above:	\$ 2,750,000.00
(b) The amount listed in item 5 above (no amount place zero):	\$ N/A
(c) Subtract Line 6(b) from Line 6(a) and place the result.	\$ 2,750,000.00
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 for Grantee
8. Check if Property other than Real Property is being transferred on this Deed.
 - (a) _____ Mobile Home
 - (b) _____ Other
9. 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 before me this 11th day of December, 2009

Elizabeth L Davis (SEAL)
Notary Public for the State of South Carolina
My Commission Expires: _____

(Signature)

John H. Warren, III
Attorney for Grantee

(Print Name)
(Title)

