

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

KNOW ALL MEN BY THESE PRESENTS, That Homeplace Development, by its sole owner, Robert O. Collins, (hereinafter the "Grantor") in the State aforesaid, for and in consideration of the sum of Five (\$5.00) Dollars, and as a contribution to capital, to the Grantor paid by Homplace Investments, LLC, (the "Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee its successors and assigns the real property described on Exhibit A attached hereto.

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 before mentioned unto the said Grantee, its successor and assigns forever.

And the Grantor does hereby bind himself and his heirs, assigns, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's heirs and assigns, against the Grantor and the Grantor's heirs and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Doc # 0000446 EXEMPT  
FILED, RECORDED, INDEXED  
01/10/2000 12:02:41PM  
Rec Fee: 11.00 Pages: 5  
Register of Deeds Berkeley Co. SC  
Cynthia B. Forte  
Issued to: NELSON MULLINS RILEY & SCARBOROUGH

BERKELEY COUNTY  
ASSOCIATES OFFICE  
Date JAN 14 2000

WITNESS the Hand and Seal of the Grantor this 30<sup>th</sup> day of December, 1999.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Homeplace Development

Sharon D. Cantrell

By: ROL  
Robert O. Collins  
Its: Sole Owner

STATE OF SOUTH CAROLINA )  
COUNTY OF Richland )

ACKNOWLEDGEMENT

I George S. Bailey, Notary Public for the State of South Carolina, do hereby certify that the above-named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30<sup>th</sup> day of December, 1999

[Signature]  
Signature of Notary  
My Commission Expires 11/02/08-

**EXHIBIT "A"**

ALL those pieces, parcels or tracts of land, situate, lying and being in the City of Hanahan, State of South Carolina, County of Berkeley, and known as Tracts "A1", "A3", Residual of Tract "A" and that strip of land to be a new road right of way containing 5.635 acres, more or less, and shown as "North Pointe Ind. Blvd. 75' R/W" and "80' R/W" and "Magi Road 50' R/W" running from North Rhett Avenue westerly along Tracts A1 and A2 and then southerly along the western boundaries of Tracts A2 and A3, all as shown on a plat prepared by Trico Engineering Consultants, Inc. entitled "Subdivision Plat Showing the Subdivision of Tract "A", a 138.206 Acre Tract of Land Into Tract "A1", a 10.127 Acre Tract of Land, Tract "A2", a 23.711 Acre Tract of Land, Tract "A3", an 18.537 Acre Tract of Land and Residual Tract "A", an 80.197 Acre Tract of Land, Property of Westvaco Corporation, Located in the City of Hanahan, Berkeley County, South Carolina" which plat is dated May 20, 1999 and recorded in the RMC Office for Berkeley County on in Cabinet O at Page 64-B, to which reference is hereby craved for a more complete description thereof.

Reserving unto Grantor, its successors and assigns, an appurtenant, non-exclusive, assignable, commercial easement for pedestrian and vehicular access, ingress and egress along that certain property shown as "Proposed 75' Road R/W" and "North Pointe Ind. Blvd. 75' R/W, 80' R/W" adjacent to the 140' SCE&G R/W as shown on the plat in order to provide access to residual lands of Grantor, said easement to terminate at such time as the proposed road is constructed and publicly dedicated. The aforescribed easement shall be deemed to be integral to, inhering in and essential to Grantor's purposes in connection with residual property owned by Grantor and said easement shall run with the title to the remaining property owned by Grantor.

This being the identical property heretofore conveyed unto Homeplace Development by Deed of Westvaco Corporation dated May 14, 1999 and recorded in the Office of the Register of Berkeley County on June 7, 1999 in Deed Book 1656 at Page 0156.

Tax Map No: Portion of 259-00-00-014


The Grantee's Mailing Address is: 105 Quinby Street, Summerville, SC 29483

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 being transferred BY Homeplace Development to Homeplace Investments, LLC ON December 30, 1999.
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 distribution to a trust beneficiary.
  - (c) ☒ EXEMPT from the deed recording fee because (exemption #                     )  
 (Explanation if required) This transaction is a transfer from a Partnership which is exempt per South Carolina Code Section 12-24-40(8)  
 (If exempt, please 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 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 DEED Recording Fee is computed as follows:
  - (a)                      the amount listed in item 4 above
  - (b)                      the amount listed in item 5 above (no amount place zero)
  - (c)                      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 for Grantors and Grantee.

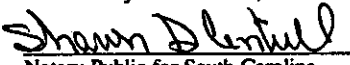
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

  
Grantor, Grantee, or Legal Representative  
connected with this transaction  
George S. Bailey, Attorney for Grantors and  
Grantee

(Print or Type Name here)

SWORN to and subscribed before me

this 30th day of December, 1999.

  
Notary Public for South Carolina  
My Commission Expires: 11/02/08