

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

00008389 Vol:11316 Pg: 35

**Instrument Number:** 2015- 00008389As
Deed**Recorded On:** April 10, 2015

Parties: DENNING-PADGETT PROPERTIES LLC
To
DELMO LLC

Billable Pages: 1**Recorded By:** KRAWCHECK & DAVIDSON**Num Of Pages:** 6**Comment:****** Examined and Charged as Follows: ****

Deed	11.00				
Recording Charge:	11.00				
		Tax Amount	Consideration Amount	RS#/CS#	
Deed Tax	1,480.00	1,480.00	400,000.00	D 31156	
				Deed State Tax	1,040.00
					Deed County Tax 440.00
Tax Charge:	1,480.00				

RECEIVED

Apr 10, 2015

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 Register of Deeds Office For: Berkeley County, SC

File Information:**Record and Return To:**

Document Number:	2015- 00008389	KRAWCHECK & DAVIDSON
Receipt Number:	524562	9 STATE STREET
Recorded Date/Time:	April 10, 2015 03:49:54P	CHARLESTON SC 29402
Book-Vol/Pg:	Bk-R VI-11316 Pg-35	
Cashier / Station:	R McMakin / Cash Super Station 5	



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

RETURN TO:

Krawcheck & Davidson

9 State Street

Charleston, SC 29401

14-715

Doc # 00008389

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE

COUNTY OF BERKELEY)

)

KNOW ALL MEN BY THESE PRESENTS that **DENNING-PADGETT PROPERTIES, LLC** (hereinafter referred to as "Grantor") in the State aforesaid, for/and in consideration of the sum of FOUR HUNDRED THOUSAND AND NO/100 (\$400,000.00) DOLLARS, to it in hand paid at and before the sealing of these presents by **DELMO, LLC, a North Carolina limited liability company** (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, and subject to the easements, restrictions, reservations and conditions set forth on the attached Exhibit "A" ("Exceptions") have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Grantee, the following described real property, to-wit:

THE PROPERTY HEREBY CONVEYED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY EXPRESS REFERENCE.

The property described herein may be subject to taxation during the next tax year at a value that reflects its fair market value.

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 subject to the Exceptions, unto the said Grantee, its Successors and Assigns, forever.

GRANTEE'S ADDRESS:

P.O. Box 3224
Hickory NC 28603

SUBJECT to the Exceptions, Grantors do hereby bind themselves and their Heirs, Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, its Successors and Assigns, against themselves and their Heirs, Successors and Assigns, and all persons whomsoever lawfully claiming, or to claim, the same or any part hereof.

WITNESS its Hand and Seal this 9th day of April, in the year of our Lord, two thousand fifteen and in the two hundred and thirty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

DENNING-PADGETT PROPERTIES, LLC

Lyndee Davis

By: [Signature] (SEAL)

Witness # 1

MORGAN H. ANDERSON

Its: Member

[Signature]

Witness # 2

STATE OF SC)

COUNTY OF Charleston)

The foregoing instrument was acknowledged before me this 9th of April, 2015, by DENNING-PADGETT PROPERTIES, LLC, by Morgan H. Anderson, its Member.

Lyndee Davis (SEAL)
NOTARY PUBLIC FOR
MY COMMISSION EXPIRES: 4/11/23



WITNESS its Hand and Seal this 9th day of April, in the year of our Lord, two thousand fifteen and in the two hundred and thirty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

Lydia P. Davidson
Witness # 1

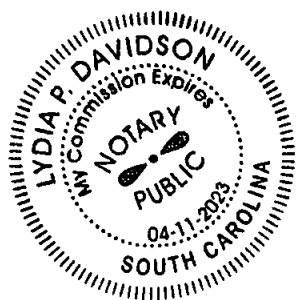
[Signature]
Witness # 2

~~DENNING-PADGETT PROPERTIES, LLC~~

By: [Signature] (SEAL)-
DENNING BELK ANDERSON
Its: Member

STATE OF SC)
COUNTY OF Charleston)

The foregoing instrument was acknowledged before me this 9th of April, 2015, by **DENNING-PADGETT PROPERTIES, LLC**, by Denning Belk Anderson, its Member.



Lydia P. Davidson (SEAL)
NOTARY PUBLIC FOR SC
MY COMMISSION EXPIRES: 4/11/23

EXHIBIT "A"

ALL that certain piece, parcel or tract of land, situate, lying and being in Berkeley County, South Carolina, being shown as Lot #1, containing approximately 0.879 acres more or less, on a plat entitled "FINAL SUBDIVISION PLAT FOR BERESFORD HALL COMMERCE PARK CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA FOR NAI EARLE FURMAN, LLC", dated May 30, 2005, prepared by Empire Engineering, LLC, certified to by Clifton W. Clements, PLS #23204, and recorded June 8, 2005 in Berkeley County ROD Office in Plat Cabinet Q, Page 387-A; said lot having such size, shape, locations, buttings and boundings as are more fully shown on said plat.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record.

BEING the same property conveyed to Denning-Padgett Properties, LLC by deed of Padgett Properties, LLC and Morgan Anderson, dated October 13, 2005 and recorded in Book 5101, Page 132 of the Berkeley County ROD Office.

TMS #271-04-03-001

ALSO

ALL that certain piece, parcel or tract of land, situate, lying and being in Berkeley County, South Carolina, being shown as Lot #2, containing approximately 1.032 acres more or less, on a plat entitled "FINAL SUBDIVISION PLAT FOR BERESFORD HALL COMMERCE PARK CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA FOR NAI EARLE FURMAN, LLC", dated May 30, 2005, prepared by Empire Engineering, LLC, certified to by Clifton W. Clements, PLS #23204, and recorded June 8, 2005 in Berkeley County ROD Office in Plat Cabinet Q, Page 387-A; said lot having such size, shape, locations, buttings and boundings as are more fully shown on said plat.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record.

BEING the same property conveyed to Denning-Padgett Properties, LLC by deed of Padgett Properties, LLC and Morgan Anderson, dated October 13, 2005 and recorded in Book 5101, Page 132 of the Berkeley County ROD Office.

TMS #271-04-03-002

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

AFFIDAVIT

Date of Transfer of Title
April 9, 2015

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

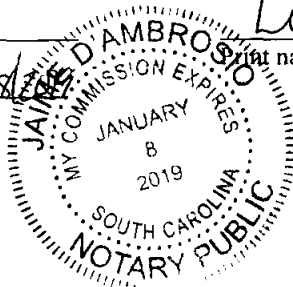
1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by DENNING-PADGETT PROPERTIES, LLC to DELMO, LLC, a North Carolina limited liability company.
3. The Deed is: (check one)
 - (a) X subject to the deed recording fee as a transfer for 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 (exemptions 1-12) _____ (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 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 in the Amount of \$400,000.00
 - (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 _____ 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 DEED Recording Fee is computed as follows:
 - (a) \$400,000.00 the amount listed in Item 4 above
 - (b) _____ the amount listed in Item 5 above (if no amount, place zero)
 - (c) \$400,000.00 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 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 Representative 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 further 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 9th
 day of April, 2015

Lydia P. Davidson
 Grantor, Grantee, or Legal Representative

NOTARY PUBLIC FOR SL
 MY COMMISSION EXPIRES: 11/2/2019



Print name here