

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

***** THIS PAGE IS PART OF THE INSTRUMENT *****



Instrument #:	2015036932		
Receipt Number:	4592	Return To:	BUXTON & COLLIE
Recorded As:	DEED		1470 BEN SAWYER BLVD SUITE B-8
Recorded On:	November 02, 2015		MOUNT PLEASANT, SC, 29464
Recorded At:	12:59:26 PM	Received From:	BUXTON & COLLIE
Recorded By:	DONNA SMITH	Parties:	
Book/Page:	RB 2049: 274 - 280		Direct- SUMMERVILLE LAND CORPORATION
Total Pages:	7		Indirect- WINDSCAPE LLC

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	\$12.00
Consideration:	\$1,000,000.00
County Tax:	\$1,100.00
State Tax:	\$2,600.00
Tax Charge:	\$3,700.00



RECEIVED

NOV 02, 2015

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

AFTER RECORDING, MAIL TO:

Buxton & Collie, LLC
1470 Ben Sawyer Boulevard, Suite B-8
Mount Pleasant, South Carolina 29464
Attn: Megan Stevens Murph

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **SUMMERVILLE LAND CORPORATION**, a South Carolina corporation ("**Grantor**"), in consideration of the sum of One Million and 00/100 Dollars (\$1,000,000.00), to it in hand paid at and before the sealing of these presents by **WINDSCAPE, LLC**, a South Carolina limited liability company ("**Grantee**") (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these Presents does grant, bargain, sell and release, subject to the Exceptions, as defined below, unto Grantee, its successors and assigns, the property described in **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TMS NO. 207-00-02-005
207-00-01-081

ADDRESS OF GRANTEE: 541 Planters Loop
Mount Pleasant, SC 29464

TOGETHER with all and singular, the improvements on or in the Property; the rights, members, hereditaments, easements, rights-of-way and other appurtenances appurtenant to the Property or any portion of it, or belonging or in anywise incident or appertaining thereto; and all right, title and interest of Grantor, if any, in, to and under the streets, rights-of-way and roads contiguous to the Property or any part thereof.

The Property is conveyed subject only to the exceptions (the "**Exceptions**") listed in **Exhibit B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD, all and singular, subject to the Exceptions, the Property before mentioned, to the Grantee, its successors and assigns forever.

AND, subject to the Exceptions, the said Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend all and singular the said Property unto the said Grantee, its successors and assigns forever, 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.

[Remainder of Page Intentionally Left Blank]

In Witness Whereof, Grantor has caused these presents to be signed, executed, acknowledged, and delivered by and through the officer hereinafter named, he or she being duly authorized, as of this 28th day of October, in the year 2015.

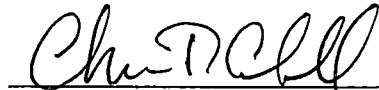
SIGNED, SEALED AND DELIVERED IN THE
PRESENCE OF:

GRANTOR:

SUMMERVILLE LAND CORPORATION,
a South Carolina corporation



Name: H. Manning Ungar



Name: Christopher T. Colwell

By: 

Name: William A. Edenfield, Jr.

Title: Executive Vice-President

STATE OF SOUTH CAROLINA

)

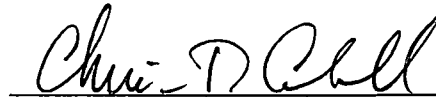
)

COUNTY OF CHARLESTON

)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 28th day of October, 2015 by William A. Edenfield, Jr., as Executive Vice-President of **SUMMERVILLE LAND CORPORATION**, a South Carolina corporation.

 (SEAL)

Notary Public for South Carolina

Printed Name of Notary: Christopher T. Colwell

My Commission Expires: 11-26-23



Exhibit A
Legal Description

ALL that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being in the 2nd St. James Goose Creek Parish, Berkeley County, South Carolina, shown and designated as "SUMMERVILLE LAND CORPORATION, TMS 207-00-02-005, CAB. N, P. 376, DEED 1516/246, 5.223 Acres" on that certain plat entitled, "A BOUNDARY SURVEY OF A 5.223 AC. TRACT AND A BOUNDARY LINE ADJUSTMENT OF A 0.687 AC. TRACT, OWNED BY SUMMERVILLE LAND CORPORATION, LOCATED IN THE 2ND ST. JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA" prepared by Southeastern Surveying of Charleston, Inc., dated January 15, 2003, and recorded February 11, 2003, in the ROD Office for Berkeley County, South Carolina, in Plat Cabinet P at Page 356-B. Said tract having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

This being a portion of the property conveyed to Grantor herein by deed of Robert J. Kodrzycki and Elizabeth W. Kodrzycki dated December 23, 1998, and recorded December 29, 1998, in the ROD Office for Berkeley County, South Carolina, in Book 1516 at Page 246, and a portion of the property conveyed to Grantor herein by by deed of Westvaco Corporation (formerly Virginia Pulp and Paper Company) dated September 5, 1997, and recorded September 10, 1997, in the ROD Office for Berkeley County, South Carolina, in Book 1150 at Page 51.

TMS No.: 207-00-02-005

AND

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the 2nd St. James Goose Creek Parish, Berkeley County, South Carolina, shown and designated as "SUMMERVILLE LAND CORPORATION, TMS 207-00-01-081, 17.330 Acres" on that certain plat entitled, "A BOUNDARY PLAT OF A 5.853 ACRE TRACT AND A 17.330 ACRE TRACT OWNED BY SUMMERVILLE LAND CORPORATION, LOCATED IN 2ND ST. JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA" prepared by Southeastern Surveying of Charleston, Inc., dated December 27, 2002, and recorded February 11, 2003, in the ROD Office for Berkeley County, South Carolina, in Plat Cabinet P at Page 357-A. Said tract having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

LESS AND EXCEPTING:

LESS ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the 2nd St. James Goose Creek Parish, Berkeley County, South Carolina, shown and designated as "TRACT 2" on that certain plat entitled, "UNION UNDERWEAR, INC., ALTA/ACSM LAND TITLE SURVEY" prepared by B.P. Barber & Associates, Inc., dated December 7, 2004, last revised December 29, 2004, and recorded December 30, 2004, in the ROD Office for Berkeley County, South Carolina, in Plat Cabinet Q at Page 313-A. Said tract having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

AND

LESS ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the 2nd St. James Goose Creek Parish, Berkeley County, South Carolina, shown and designated as "TRACT 3A, 2.00 ACRES" on that certain plat entitled, "SUBDIVISION PLAT OF TMS3 207-00-01-081, CREATING TRACT 3A, MEASURING 2.00 ACRES, ABOUT TO BE CONVEYED TO SHAFER PROPERTIES, LLC" prepared by M.J. Halter Engineering and Surveying, LLC, dated May 15, 2009, and recorded October 26, 2009, in the the ROD Office for Berkeley County, South Carolina, in Plat Cabinet N at Page 234-P. Said tract having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

This being a portion of the property conveyed to Grantor herein by deed of Marjorie Leola Perry, Willie Perry, Mattie Perry, a/k/a Mattie S. Perry or Mattie Simmons Perry, Cleola Mazyk Perry, Novella Lisa Perry, and Derick James Perry dated September 3, 1997, and recorded September 10, 1997, in the ROD Office for Berkeley County, South Carolina, in Book 1150 at Page 44, and a portion of the property conveyed to Grantor herein by by deed of Westvaco Corporation (formerly Virginia Pulp and Paper Company) dated September 5, 1997, and recorded September 10, 1997, in the ROD Office for Berkeley County, South Carolina, in Book 1150 at Page 51.

TMS No.: 207-00-01-081

Exhibit B
Permitted Exceptions

1. The lien of ad valorem taxes not yet due and payable.
2. All taxes subsequent to the year 2015.
3. All applicable laws (including zoning, building ordinances and land use regulations).
4. All matters which would be disclosed by a personal inspection or an accurate survey of the property.
5. All easements, restrictions, covenants, agreements, conditions, or other matters of record.

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY) **AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

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 being transferred is located in Berkeley County, South Carolina, bearing Berkeley County Tax Map Numbers 207-00-02-005 and 207-00-01-081, was transferred by Summerville Land Corporation to Windscape, LLC on October 28, 2015.
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 (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,000,000.00.
 - (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) Place the amount listed in item 4 above here: | \$1,000,000.00. |
| (b) Place the amount listed in item 5 above here: | --0-- |
| (If no amount is listed, place zero here.) | |
| (c) Subtract Line 6(b) from Line 6(a) and place result here: | \$1,000,000.00. |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$3,700.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

9. I understand that a person required to furnish this affidavit who wilfully 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
28th day of October, 2015.

Chris D. Colwell
Notary Public for South Carolina
Printed Name of Notary: Christopher T. Colwell
My Commission Expires: 11-26-23

SUMMERVILLE LAND CORPORATION,
a South Carolina corporation

By: William A. Edenfield, Jr.
Name: William A. Edenfield, Jr.
Title: Executive Vice-President

