

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 - DO NOT REMOVE ***



Instrument #: 2016025321

Receipt Number: 29788

Return To: NEXSEN PRUET LLC

Recorded As: DEED

P O BOX 486

Recorded On: August 09, 2016

CHARLESTON, SC, 29402

Recorded At: 02:52:54 PM

Received From: NEXSEN PRUET LLC

Recorded By: HELEN SEXTON

Parties:

Book/Page: RB 2244: 931 - 934

Direct- MWV-PARKS OF BERKELEY LLC

Total Pages: 4

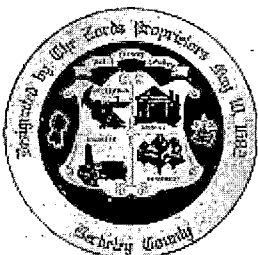
Indirect- MWV-SHEEP ISLAND LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00

Exempt

Tax Charge: \$0.00



RECEIVED

AUG 09, 2016

ASSESSOR

BERKELEY COUNTY, SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

Cynthia B Forte - Register of Deeds

RETURN TO:

Nexsen Pruet, LLC
205 King Street, Ste. 400
Charleston, SC 29401

STATE OF SOUTH CAROLINA

)

QUIT-CLAIM DEED

)

COUNTY OF BERKELEY

)

KNOW ALL MEN BY THESE PRESENTS, THAT **MWV-PARKS OF BERKELEY, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor") in the State aforesaid, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, to it in hand paid at and before the sealing of these presents by **MWV-SHEEP ISLAND, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has remised, released and forever quit-claimed, and by these presents does hereby remise, release and forever quit-claim unto the said Grantee, its successors and assigns, forever, all of Grantor's rights, title and interests in and to the following described property, to wit:

ALL those pieces, parcels or tracts of land, situate, lying and being in the Town of Summerville, County of Berkeley, State of South Carolina, shown and designated as **"NEW "LOT 18" 66,639 SQ. FT. 1.530 ACRES"** and **"NEW "TRACT A" 1,271,028 SQ. FT. 29.179 ACRES"** on a plat entitled, "SUBDIVISION PLAT SIGMA DRIVE EXTENSION, EDGE STREET, NEW "TRACT A", NEW "LOT 18", NEW "P.O.A. 5, 6 & 7" OF NEXTON SHOWING THE CREATION OF SIGMA DRIVE EXTENSION, EDGE STREET, NEW "TRACT A", NEW "LOT 18", NEW "P.O.A. 5, 6 & 7", NEW DRAINAGE EASEMENTS, NEW BERKELEY ELECTRIC COOPERATIVE UTILITY EASEMENTS & GENERAL UTILITY EASEMENTS, NEW BCWS GENERAL UTILITY EASEMENTS & RESIDUAL PROPERTY – TMS NO. 221-00-00-096 & 141 OWNED BY MWV-SHEEP ISLAND, LLC & MWV-PARKS OF BERKELEY LLC LOCATED IN THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA", prepared by Johnathan F. Burns, PLS 22742, of GPA Professional Land Surveyors, dated August 5, 2015, and recorded January 7, 2016, in Plat Cabinet S, Pages 349-A and 350-A in the Office of the Register of Deeds for Berkeley County, reference to which is craved for a more complete description.


Grantee's Address: 201 Sigma Drive, Suite 400, Summerville, South Carolina 29486

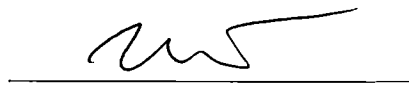
TMS # Portion of 221-00-00-096 and 221-00-00-141

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 unto the said Grantee, and Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed, under seal, on this 8th day of August, 2016.


(Signature of 1st witness)


(Signature of 2nd witness)

MWV-PARKS OF BERKELEY, LLC, (SEAL)
a Delaware limited liability company

By: WestRock-Charleston Development
Holdings, LLC, its Sole Member

By: 
Kenneth T. Seeger, President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

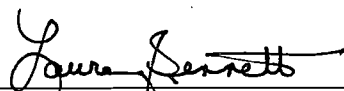
ACKNOWLEDGMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that MWV-Parks of Berkeley, LLC, a Delaware limited liability company, by WestRock-Charleston Development Holdings, LLC, its Sole Member, by Kenneth T. Seeger, its President, who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 8th day of August, 2016.



Laura E. Sennett
NOTARY PUBLIC
State of South Carolina
My Commission Expires
October 27, 2018


Notary Public for State of South Carolina
Print Name: LAURA SENNETT
My commission expires: 10.27.2018

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

AFFIDAVIT

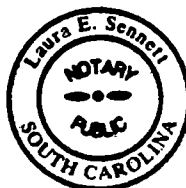
PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by MWV-Parks of Berkeley, LLC to MWV-Sheep Island, LLC, on August 8, 2016.
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 a distribution to a trust beneficiary.
 - (c) X EXEMPT from the deed recording fee because (exemption # 12)
Explanation if required Quitclaim deed
(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 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) ___ 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: Grantor.
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.

MWV-PARKS OF BERKELEY, LLC

By: WestRock-Charleston Development
Holdings, LLC, its Sole MemberBy: Kenneth T. Seeger
Kenneth T. Seeger, PresidentSworn to before me this 8th
day of August, 2016.

Laura E. Sennett
Name: LAURA SENNETT
Notary Public for South Carolina
My Commission Expires: 10.27.2018



Laura E. Sennett
NOTARY PUBLIC
State of South Carolina
My Commission Expires
October 27, 2018