

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

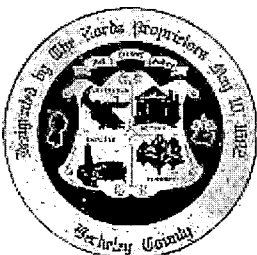
*** THIS PAGE IS PART OF THE INSTRUMENT ***



Instrument #:	2016000552		
Receipt Number:	9957	Return To:	HAYNSWORTH SINKLER BOYD, PA
Recorded As:	DEED		PO BOX 340
Recorded On:	January 08, 2016		CHARLESTON, SC, 29402
Recorded At:	02:08:27 PM	Received From:	HAYNSWORTH SINKLER BOYD, PA
Recorded By:	CATHY MILLS	Parties:	
Book/Page:	RB 2089: 625 - 630		Direct- FOXBANK COMMERCIAL PARK LLC
Total Pages:	6		Indirect- FOXBANK FREDDY LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$11.00
Exempt
Tax Charge: \$0.00



RECEIVED

JAN 08, 2016

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Foxbank Commercial Park, LLC**, a **South Carolina limited liability company**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **Five and No/100s (\$5.00) DOLLARS**, and **Subject to the Restrictions, Easements, and Limitations as hereinafter set forth, if any**, to the Grantor paid by **Foxbank Freddy, LLC**, a **South Carolina limited liability company**, has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **Foxbank Freddy, LLC**, a **South Carolina limited liability company** (hereinafter whether singular or plural the "Grantee"), its Successors and Assigns, forever, in fee simple, the following described property, to-wit:

A FIFTY-FIVE (55%) PERCENT INTEREST IN AND TO ALL that certain piece, parcel or tract of land in Berkeley County, State of South Carolina, being located on U. S. Highway No. 52 Alternate near Strawberry Road and being shown on a plat prepared by Sigma Engineers, Inc., dated December 5, 1984, and duly recorded in the Register of Deeds Office for Berkeley County, South Carolina, in Plat Cabinet E at Page 393, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a CM on the southeasterly side of U. S. Highway No. 52 Alternate and running thence with the line of Tract C S. 8656'43" E. 1112.77 feet to an IO on S. C. L. Railroad; thence with the right of way of S. C. L. Railroad S. 0922'30" W. 1237.22 feet to an IO; thence with line of Standard Warehouse N. 8037'30" W. 705.00 feet to an IO; thence S. 0922'30" W. 100.00 feet to CM; thence along line of Tract A N. 8037'30" W. 412.89 feet to a CM on the southeasterly side of U. S. Highway No. 52 Alternate, said point being located 3,219.92 feet northeast of the right of way of Strawberry Road; thence with the southeasterly edge of U. S. Highway No. 52 Alternate N. 0956'08" E. 1214.77 feet to a CM, the beginning corner, containing 30.94 acres, more or less.

HAYNSWORTH SINKLER BOYD, P.A.
P.O. Box 340
CHARLESTON, SC 29402

FURTHER shown on a plat entitled "PLAT OF A 30.94 ACRE TRACT OF LAND, A PORTION OF FOXBANK PLANTATION, LOCATED IN ST. JOHNS AND EUTAW TAX DISTRICT, BERKELEY COUNTY, SOUTH CAROLINA". By Stephens Engineering, Inc., dated October 11, 2000 and duly recorded in the Office of the Register of Deeds for Berkeley County, SC, on October 11, 2000 in Plat Cabinet O at Page 302-A.

SUBJECT to those Permitted Exceptions as listed on Exhibit A attached hereto and incorporated herein.

THIS being the same property as conveyed to Foxbank Commercial Park, LLC, a South Carolina limited liability company, by Deed of Foxbank Industrial Park, LLC, a South Carolina limited liability company, and Lighthouse Investments, LLC, a South Carolina limited liability company, dated October 01, 2014 and duly recorded in the Office of the ROD for Berkeley County, SC, on October 02, 2014 in Book 10996 at Page 113.

TMS No.: 1970001006

**Grantee's Address: 78 Ashley Pointe Drive, Suite 200
Charleston, SC 29407**

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(s), **Foxbank Freddy, LLC, a South Carolina limited liability company**, its Successors and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantee's Successors and Assigns against the Grantor and the Grantor's Successors and Assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 7th day of January, 2016.

SIGNED, SEALED, AND DELIVERED

IN THE PRESENCE OF:

Witness #1

Witness #2

Foxbank Commercial Park, LLC
a South Carolina limited liability company

By: **Frederick H. Renken**
Its: **Manager**

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

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)
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ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 7th day of January, 2016, by Foxbank Commercial Park, LLC, a South Carolina limited liability company, by Frederick H. Renken, its Manager.

Notary Public for
My Commission expires:

Renken / 15-0546

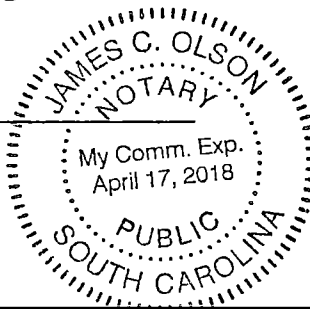


EXHIBIT A
"Permitted Exceptions"

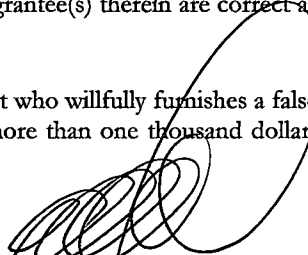
1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
2. Easements as described in Deed to Mimmie R. Collins dated October 8, 1940, recorded in Book A66 at page 280, in the ROD Office for Berkeley County.
3. Right of South Carolina Public Service Authority to flood the river bordering the insured premises, as reserved in Deed dated September 7, 1943, and recorded in Book C38 at page 262, in the ROD Office for Charleston County.
4. Plat of survey made by Sigma Engineers, Inc., Surveyor, dated August 10, 1978, recorded in Plat Book W at page 360, in the ROD Office for Berkeley County, discloses the following:
 - (a) 12' Berkeley Electric Co-Op, Inc. Easement
5. Easement to Sothern Bell Telephone and Telegraph Company dated March 1, 1940, and recorded April 29, 1940, in Book C31 at page 229, in the ROD Office for Berkeley County.
6. Easement to Sothern Bell Telephone and Telegraph Company dated April 9, 1940, and recorded in Book C31 at page 228, in the ROD Office for Berkeley County.
7. Easement to Southern Bell Telephone and Telegraph Company dated April 10, 1940, and recorded in Book C31 at page 226, in the ROD Office for Berkeley County.
8. Right-of-Way Easement to Berkeley Electric Cooperative dated January 5, 1976, and recorded January 14, 1976, in Book C113 at page 162, in the ROD Office for Berkeley County.
9. Right-of-Way Easement to Berkeley Electric Cooperative dated January 12, 1979, and recorded January 23, 1979, in Book C127 at page 135, in the ROD Office for Berkeley County.
10. Easement(s) to South Carolina Public Service Authority dated September 6, 1994, and recorded in Book 567 at Page 148, in the ROD Office for Berkeley County.
11. Plat of survey made by Sigma Engineers, Inc. recorded December 12, 1984, in Plat Cabinet E at page 393, in the ROD Office for Berkeley County, discloses the following:
 - (a) Above Ground Power Lines
 - (b) Railroad
 - (c) Berkeley Electric Co-op, Inc. Easement
 - (d) Underground Cable
 - (e) Power Poles
12. Plat of survey made by Stephens Engineering, Inc., Surveyor, recorded October 11, 2000, in Book O at page 302A in the ROD Office for Berkeley County, discloses the following:
 - (a) Berkeley Electric Co-Op-10' Easement
 - (b) Railroad
13. Unrecorded plat of survey entitled "ALTA/ACSM LAND TITLE SURVEY OF TMS 197-00-01-006, LOCATED NEAR MONCK'S CORNER, BERKELEY COUNTY, SOUTH CAROLINA DATE SURVEYED: NOVEMBER 12, 2015" made by Precision Surveyors, Inc. dated November 19, 2015, discloses the following:
 - a. Overhead Power Lines
 - b. Possible Sewer Easement Due to Underground Pipeline Signs
 - c. 12" RCP
 - d. Power Poles
 - e. 24" RCP Pipe (not sure where it comes from)
 - f. Ditch
 - g. Pond Area
 - h. 70' Wide Power Easement
 - i. Gravel Drive
 - j. Existing Fence line encroaches unto adjoining property



STATE OF SOUTH CAROLINA)
) RECORDING 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 Foxbank Commercial Park, LLC, a South Carolina limited liability company, to Foxbank Freddy, LLC, a South Carolina limited liability company.
- 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) ☒ exempt from the deed recording fee because (exemption #10). Explanation, if required:
(if exempt, 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 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:
 - (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here)Subtract line 6(b) from line 6(a) and place result here:
- 7) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantee's 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 Rep. 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 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.



Responsible Person Connected with Transaction
Eric J. Bradshaw, Grantee's Attorney

Sworn to before me this 7th day of January, 2016

Notary Public for
My Commission Expires: _____
