

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 #:	2016003128		
Receipt Number:	12123	Return To:	BUIST BYARS PEARCE & TAYLOR LLC
Recorded As:	DEED		652 COLEMAN BLVD
Recorded On:	February 04, 2016		MT PLEASANT, SC, 29464
Recorded At:	10:02:12 AM	Received From:	BUIST BYARS PEARCE & TAYLOR LLC
Recorded By:	BEVERLY BLAKE	Parties:	
Book/Page:	RB 2104: 921 - 926		Direct- MF CAROLINA PROPERTIES LLC
Total Pages:	6		Indirect- PORT CITY CENTRE LLC

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

Recording Fee:	\$11.00
Consideration:	\$2,049,720.00
County Tax:	\$2,255.00
State Tax:	\$5,330.00
Tax Charge:	\$7,585.00



RECEIVED

FEB 04, 2016

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

AFTER RECORDING, RETURN TO:
CLAWSON & STAUBES, LLC
126 Seven Farms Dr., Suite 200
Charleston, SC 29492
File No.: 20160085.000

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **MF Carolina Properties LLC**, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of **Two Million Forty-Nine Thousand Seven Hundred Twenty and 00/100 Dollars (\$2,049,720.00)** to it in hand paid at and before the sealing of these presents by **Port City Centre LLC**, a South Carolina limited liability company (Grantee"), in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does, subject to all covenants, restrictions and easements of record ("Exceptions"), attached hereto as Exhibit "A", grant, bargain, sell and release unto the said **Port City Centre LLC** its successors and assigns, the following described property, to-wit:

All that piece, parcel or tract of land, lying and being in Berkeley County, South Carolina and known and designated as containing 181.366 acres, as shown on that certain plat entitled "Subdivision Survey of 181.366 AC a portion of TMS 207-00-01-056 Meadwestvaco Forestry LLC located in the New Hope Area Berkeley County, South Carolina" prepared by Paul C. Lawson, Jr. dated September 18, 2006 and recorded October 26, 2006 and filed in the Register of Deeds Office for Berkeley County in Plat Book R, Page 189-B; said tract of land having such actual size, shape, dimensions, buttings and boundings as shown on said plat, reference to which is hereby made for a more complete description.

This being the same property conveyed to MF Carolina Properties LLC, a Delaware limited liability company by Deed of First Federal Savings and Loan Association of Charleston dated November 1, 2011, and recorded January 9, 2012 in Book 9265, Page 166.

TMS No.: 207-00-01-104

Grantee's Address: 960 Morrison Drive, Suite 400
Charleston, SC 29463

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, subject to the Exceptions, all and singular, the said premises before mentioned unto the said **Port City Centre LLC** its successors and assigns forever.

1571.0001


AND, subject to the Exceptions, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the said **Port City Centre LLC** its successors and assigns, against Grantor and Grantor's successors and assigns lawfully claiming through or under Grantor but against none other.

WITNESS its hand and seal this 2 day of February, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



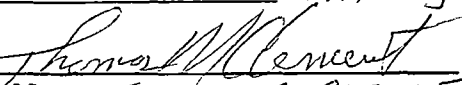
(First Witness)



Second Witness or Notary sign here)


MF Carolina Properties LLC
A Delaware limited liability company, c/o
Mountain Asset Management Group, LLC

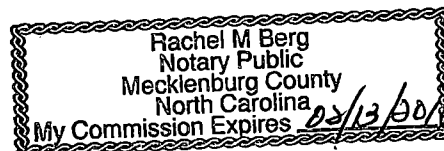
By: MF South Carolina I, LLC
a Delaware limited liability company
Its Sole Member and Manager

By: 
Print Name: THOMAS M. CLEMENT
Its: Vice President

STATE OF North Carolina)
COUNTY OF Mecklenburg)

THE foregoing instrument was acknowledged before me by **MF Carolina Properties LLC**,
by **MF South Carolina I LLC**, by Thomas M Clement its Vice President, this
2 day of February, 2016.

 (L.S.)
Notary Public for Mecklenburg
My Commission Expires: 02/13/2016



Exceptions

Exhibit "A"

- 1. Easement(s) to South Carolina Public Service Authority recorded in Book C152 at Page 060.**
- 2. Easement(s) to South Carolina Public Service Authority recorded in Book C149 at Page 306.**
- 3. Roll-back taxes as provided under Title 12, Article 3, of the South Carolina Code of Laws, 1976, as amended, Provision Section 12-43-220(d) and others.**
- 4. Development and use restrictions and conditions imposed by Federal, State and local laws with respect to those portions of the property designated as "Wetlands."**
- 5. Encroachments, overlaps, boundary line disputes, access, deficiency in quantity of land, and any other matters which would be disclosed by a current and accurate survey and inspection of the land occurring subsequent to September 18, 2006, being the date of a survey by Paul C. Lawson, Jr., R.L.S, being recorded in Plat Book R at Page 189B. Said survey reveals the following: 100' SCPSA Powerline Easement.**

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

Date of Transfer of Title
Feb 3, 2016

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 that is being transferred is 181.366 acres, New Hope area, Berkeley County, bearing County Tax Map Number 207-00-01-104 was transferred by MF Carolina Properties LLC to Port City Centre LLC, on Feb 3, 2016.
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 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 \$2049,720
 - (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. (This included, pursuant to Code Section 12-59-140E (6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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) \$2049,720 the amount listed in item 4 above
 - (b) \$_____ the amount listed in item 5 above here.
(If no amount is listed, place zero)
 - (c) \$2049,720 Subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee.
9. 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.

Sworn to before me this _____
day of January, 2016

_____(L.S.)
Notary Public for South Carolina
My Commission Expires: _____

MF Carolina Properties LLC
A Delaware limited liability company,
c/o Mountain Asset Management Group, LLC

By: MF South Carolina I LLC
A Delaware limited liability company
Its manager

By: Thomas M. Clement
Print Name: THOMAS M. CLEMENT
Its: Vice President

Sworn to before me this 2
day of February 2016

Rachel M. Berg (L.S.)
Notary Public for Mecklenburg
My Commission Expires: 02/13/2016

Rachel M Berg
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 02/13/2016