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 ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #: 2017023215

Receipt Number: 62110 Return To:

Recorded As: EREC-DEED

Recorded On: June 29, 2017

Recorded At: 09:03:58 AM Received From: SIMPLIFILE

Recorded By: HELEN SEXTON Parties:

Book/Page: RB 2501: 257 - 260 Direct- TOLMAN SALISBURY FAMILY LP

Total Pages: 4 Indirect- PORTSIDE INVESTMENT GROUP LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00

Consideration: \$3,120,000.00

County Tax: \$3,432.00

State Tax: \$8,112.00

Tax Charge: \$11,544.00

RECEIVED

JUN 29, 2017

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

ynthia B Forte - Register of Deeds



STATE OF SOUTH CAROLINA)	TITLE TO REAL ESTATE
COUNTY OF BERKELEY)	

KNOW ALL MEN BY THESE PRESENTS THAT, The Tolman Salisbury Family, L.P., a South Carolina limited partnership, herein referred to as Grantor, for and in consideration of the sum of THREE MILLION ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$3,120,000.00) to it paid by PORTSIDE INVESTMENT GROUP, LLC, a South Carolina limited liability company, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said

PORTSIDE INVESTMENT GROUP, LLC, ITS SUCCESSORS AND ASSIGNS

All that certain piece, parcel or tract of land, situate, lying and being in Goose Creek Parish, Berkeley County, State of South Carolina, designated as "TMS# 220-00-02-055", measuring and containing 40.969 acres, more or less, as shown on a plat entitled "A PROPERTY LINE ABANDONMENT AND ADJUSTMENT OF TMS#'S 220-00-02-055, 220-00-02-018, 220-00-02-123, AND 220-00-02-128 OWNERS AS SHOWN, LOCATED IN 2ND ST JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA", prepared by Southeastern Surveying of Charleston, Inc., dated December 3, 2009, last revised December 17, 2009 and recorded in Plat Cabinet N at Page 361-P in the RMC Office for Berkeley County, South Carolina. Reference is hereby craved to said plat for a more complete and detailed description of the metes and bounds thereof.

Being a portion of the same property conveyed to The Tolman Salisbury Family, L.P., a South Carolina limited partnership, by deed of W. Tolman Salisbury dated December 30, 1999, and recorded January 3, 2000, in Book 1842 at Page 303 in the RMC Office for Berkeley County, by deed of HLIT IV SC-1 L.P., Phillip W. Smoak, Cheryl S. Helmey, and Deborah S. Figueroa n/k/a Deborah S. Graham dated September 3, 2009 and recorded on September 4, 2009 in Book 8104 at Page 274 in the RMC Office for Berkeley County, and by deed of HLIT IV SC-1 L.P. dated January 18, 2010 and recorded on April 12, 2010 in Book 8399 at Page 87 in the RMC Office for Berkeley County.

TMS No. 220-00-02-055

This conveyance is made subject to all existing easements, restrictions, reservations, rights-of-way, zoning ordinances, encroachments, matters which would be revealed by an accurate inspection and survey of the property, and/or all matters shown by instruments and plats of record.

This transfer is part of an interdependent exchange of real property by Grantor, the purpose of which is to effect a tax deferred, like-kind exchange of real property pursuant to Section 1031 of the Internal Revenue Code, as amended.

Grantees Address:	3255 Industry Drive	
	North Charleston, SC 29418	

TMS: 220-00-02-055

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 premises before mentioned unto the said Grantee, its successors and assigns forever.

AND THE GRANTOR does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against Grantor and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hand and Seal this 27 day of June, in the year of our Lord 2017.

Signed, Sealed and Delivered in the Presence of:

The Tolman Salisbury Family, L.P., a South Carolina limited partnership

Witness One

By: W. Tolman Salisbury
Its: General Partner

By: Inis L. Salisbury
Its: General Partner

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, a Notary Public for South Carolina, do hereby certify that the within named W. Tolman Salisbury and Inis

L. Salisbury, General Partners of The Tolman Salisbury Family, L.P., personally appeared before me this

Witness my hand and official seal this 27 day of June, 2017.

day and acknowledged the due execution of the foregoing instrument.

Notary Public for the Statesof Sputh Genolina
My Commission Expression Express
October 22, 2020

Notary Name: Tabathia K. Mew

STATE	OF SOUTH CAROLINA))	AFFIDAVIT			
COUNT	Y OF BERKELEY)	DATE OF TRANSFER OF TITLE: June <u>2</u> 4, 2017			
PERSON	IALLY appeared before me the undersigned, who being duly sworn, deposes and	l says:				
1.	I have read the information on this Affidavit and I understand such information.					
2.	Property bearing Berkeley County TMS No. 220-00-02-055, was transferred by The Tolman Salisbury Family, L.P. to Portside Investment Group, LLC on June, 2017.					
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 Exemption # 12 (quit claim deed).					
4.	(If exempt, please skip items 4-6, and go to item 7 of this Affidavit). Check of the following if either 3(A) or item 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 \$3,120,000. (B) The fee is computed on the fair market value of the realty which is \$ 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. (This includes, pursuant to Code Section 12-59-140(E)(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) \$3,120,000 the amount listed in item 4 above. (B) \$0 the amount listed in item 5 above. (If no amount, subtract line 6(C) from line 6(A) and place.					
7.	The Deed recording fee due is based on the amount listed in Line 6(c) above and the deed recording fee due is: \$11,544.00.					
8.	As required by Code Section 12-24-70, I/WE state that I/WE are/am a responsible person who was connected with this transaction as the Grantor/Grantee/Legal Representative.					
9.	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 this 27 day of June, 2017. NOTARY PUBLIC FOR SOUTH CAFOLING Date of Notary Expiration minission Expire.						
OCTOBER 22, 2020						
Notary Name: Tabathia K. Mew						