

**CYNTHIA B FORTE**  
**BERKELEY COUNTY**  
**REGISTER OF DEEDS**

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

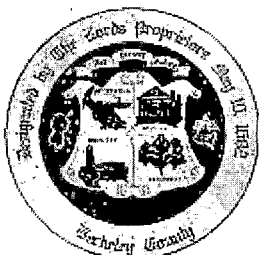
**\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\***



Instrument #:	2017031869		
Receipt Number:	68335	Return To:	HARBOR CITY TITLE INSURANCE AGENCY OF NC INC
Recorded As:	DEED		6201 FAIRVIEW ROAD SUITE 325
Recorded On:	August 31, 2017		CHARLOTTE, NC, 28210
Recorded At:	10:31:59 AM	Received From:	HARBOR CITY TITLE INSURANCE AGENCY OF NC INC
Recorded By:	DONNA SMITH	Parties:	
Book/Page:	RB 2552: 911 - 917		Direct- MWV-NORTH POINTE LLC
Total Pages:	7		Indirect- WEST-SIGNAL INDUSTRIAL PROPERTY B

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

Recording Fee:	\$12.00
Consideration:	\$4,000,000.00
County Tax:	\$4,400.00
State Tax:	\$10,400.00
Tax Charge:	\$14,800.00



RECEIVED

AUG 31, 2017

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

**Recording requested by and  
when recorded mail to:**

Elizabeth W. Settle, Esq.  
Womble Carlyle Sandridge & Rice, LLP  
5 Exchange Street  
Charleston, SC 29401

**SOUTH CAROLINA LIMITED WARRANTY DEED**

**COUNTY: Berkeley**

**TAX MAP NO.: 259-00-01-007**

**DATE: August 28, 2017**

**Grantor**

**MWV-North Pointe, LLC,**  
a Delaware limited liability company  
201 Sigma Drive, Suite 400  
Summerville, SC 29486

**Grantee**

**West-Signal Industrial Property B, LLC,**  
a Delaware limited liability company  
c/o North Signal Capital  
6 Landmark Square, 4<sup>th</sup> Floor  
Stamford, CT 06901

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS,** that Grantor, for and in consideration of the sum of Four Million and NO/100 Dollars (\$4,000,000.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, SUBJECT TO the Permitted Exceptions (as stated on **Exhibit A** attached hereto), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the real estate (the "**Property**") described as follows:

ALL that certain piece, parcel or tract of land containing 19.548 acres and identified as "NEW 'PARCEL C1A'" on that plat entitled "SUBDIVISION PLAT SHOWING THE CREATION OF NEW 'PARCEL C1A', NEW 'PARCEL AB3', AND NEW 'P.O.A.' OWNED BY MWV-NORTH POINTE, LLC LOCATED IN THE CITY OF HANAHAN BERKELEY COUNTY, SOUTH CAROLINA", dated February 18, 2015, by Johnathan F. Burns, S.C. Reg. No. 22742, of GPA Professional Land Surveyors, and recorded May 7, 2015, in Plat Cabinet S, Page 116-A, in the Office of the Register of Deeds for Berkeley County, South Carolina. The said parcel having such size, shape, dimensions, buttings and boundings as will by reference to the aforesaid plat more fully and at large appear.

Derivation: This being a portion of the same property conveyed to the Grantor by Deed of Hanahan Reservoir Park, LLC, a South Carolina limited liability company, dated December 29, 2011, and recorded December 30, 2011, in the Office of the Register of Deeds for Berkeley County in Book 9254, Page 329.

Address of Grantee: c/o North Signal Capital  
6 Landmark Square, 4<sup>th</sup> Floor  
Stamford, CT 06901

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Property and all easements and rights-of-way appurtenant to the Property.

**TO HAVE AND TO HOLD** all and singular the Property unto Grantee and Grantee's successors and assigns in fee simple absolute forever.

And, **SUBJECT TO** the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns against Grantor and each of Grantor's successors and assigns, lawfully claiming, or to claim, the same or any part thereof.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed under seal this 24 day of August, 2017.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

[Signature]  
Witness

**MWV-NORTH POINTE, LLC,**  
a Delaware limited liability company

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

By: [Signature]  
Name: James H. Hill  
Its: Senior Vice President

STATE OF SOUTH CAROLINA )

COUNTY OF BERKELEY )

ACKNOWLEDGMENT

On this 24 day of August, 2017, before me personally appeared the within named James H. Hill, Senior Vice President of WestRock-Charleston Development Holdings, LLC, Sole Member of MWV-North Pointe, LLC, a Delaware limited liability company, who acknowledged to me that he executed the foregoing instrument, and who is personally known to me, or who has proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument.



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

[Signature]  
Signature of Notary Public  
Printed Name: LAURA SENNETT  
Notary Public for South Carolina  
My commission expires: 10-27-2018

Exhibit A to Deed  
Permitted Exceptions

1. Any easement, right-of-way, limitation, covenant, restriction, contained in the Declaration of Protective Covenants, Conditions and Restrictions for North Pointe Business Campus, recorded October 9, 2014, in Book 11010, Page 215, in the Office of the Register of Deeds for Berkeley County, South Carolina, as amended.
2. Liens for taxes (including, roll-back taxes), assessments, both general and special, and other governmental charges that are not yet due and payable.
3. Building codes and zoning ordinances and other laws, ordinances, regulations, rules, orders or determinations of any federal, state, county, municipal or other governmental authority heretofore, now or hereafter enacted, made or issued by any such authority affecting the Property.
4. Rights of riparian landowners for the use and the continued flow of the streams and creeks running over, upon, and through the Property, if any.
5. Development and use restrictions and conditions imposed by federal, state, and local laws with respect to those portions of the property designated as "wetlands," if any.
6. All matters, restrictions, and general notes contained on the final plat entitled "BOUNDARY SURVEY SHOWING PARCEL C1A, PARCEL AB3, AND TRACT A1 OWNED BY HANAHAN RESEVOIR PARK, LLC LOCATED IN THE CITY OF HANAHAN BERKELEY COUNTY, SOUTH CAROLINA", dated November 11, 2011, by David L. Gray, S.C. Reg. No. 12839, of GPA Professional Land Surveyors, and recorded December 29, 2011, in Plat Cabinet P, Page 33-P, in the Office of the Register of Deeds for Berkeley County, South Carolina.
7. Right of Way Grants in favor of South Carolina Electric & Gas Company as recorded in Book C55, Page 68 and Book C91, Page 134, all of the Berkeley County Registry, reference being made to the records thereof for the full particulars.
8. Easements, Setback Lines and any other facts shown on those Plats in Plat Cabinet P, Page 33-P; Plat Cabinet S, Page 116A; Plat Cabinet O, Page 64B; Plat Cabinet N, Page 26P; Plat Cabinet Q, Page 331-D, Plat Cabinet Q, Page 308B; Plat Book O, Page 344A; Plat Book K, Page 119; Plat Book S, Page 15, Plat Book X, Page 28 and Plat Book O, Page 208A, all of the Berkeley County Registry, reference being made to the records thereof for the full particulars.
9. Declaration of Restrictive Covenants by Franklin Ventures as recorded in Book 7739, Page(s) 244 of the Berkeley County Registry, reference being made to the records thereof for the full particulars.
10. Grant of Water Line Easement and Right of Way unto Commissioners of Public Works of the City of Charleston, as recorded in Book C-60, Page(s) 31 of the Berkeley County Registry, reference being made to the records thereof for the full particulars.
11. Easement in favor of South Carolina Electric & Gas Company as recorded in Book 1660, Page(s) 330 of the Berkeley County Registry, reference being made to the records thereof for the full particulars.

12. Declaration of Protective Covenants, Conditions and Restrictions for North Pointe Business Campus as recorded in Book 11010, Page(s) 215 of the Berkeley County Registry, reference being made to the records thereof for the full particulars.
13. Easement Agreement by Home Place Development, a South Carolina general partnership and North Point Park, LLC, a South Carolina limited liability company, recorded in Book 1656, Page(s) 166 of the Berkeley County Registry, reference being made to the records thereof for the full particulars.
14. Bill of Sale recorded in Book 2444, Page(s) 151 of the Berkeley County Registry, reference being made to the records thereof for the full particulars.
15. Title To Sewer System recorded in Book 2405, Page(s) 249 of the Berkeley County Registry, reference being made to the records thereof for the full particulars.
16. Easement as recorded in Book C-92, Page(s) 84, as affected by that Partial Release of Right of Way recorded in Book 11059, Page 136, of the Berkeley County Registry, reference being made to the records thereof for the full particulars.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

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 being County Tax Map Number 259-00-01-007, was transferred by MWV-North Pointe, LLC, a Delaware limited liability company, to West-Signal Industrial Property B, LLC, a Delaware limited liability company, on August 28, 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 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 \$4,000,000.00.
  - (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. (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) Place the amount listed in item 4 above here: \$4,000,000.00
  - (b) Place the amount listed in item 5 above here \$0.00  
(If no amount is listed, place zero here.)
  - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$4,000,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$14,800.00.

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 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-NORTH POINTE, LLC,**  
a Delaware limited liability company

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

By: James H. Hill  
Name: James H. Hill  
Its: Senior Vice President

SWORN to and subscribed before me this  
27 day of August, 2017.

Laura E. Sennett  
Notary Public for South Carolina  
Notary (printed name): LAURA SENNETT  
My Commission Expires: 10.27.2018



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