

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 #:	2017031871		
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:	10:32:01 AM	Received From:	HARBOR CITY TITLE INSURANCE AGENCY OF NC INC
Recorded By:	DONNA SMITH	Parties:	
Book/Page:	RB 2552: 923 - 928		Direct- MWV-NORTH POINTE LLC
Total Pages:	6		Indirect- WEST-SIGNAL INDUSTRIAL PROPERTY B

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

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



RECEIVED

AUG 31, 2017

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Charleston, SC 29401

)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **MWV-NORTH POINTE, LLC**, a Delaware limited liability company (“**Grantor**”), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid, at and before the sealing and delivery hereof, by **WEST-SIGNAL INDUSTRIAL PROPERTY B, LLC**, a Delaware limited liability company (“**Grantee**”), the receipt and sufficiency of which is hereby acknowledged, has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim unto the said Grantee, its successors and assigns forever, all right, title and interest of Grantor in and to that certain parcel of land lying and being in Berkeley County, South Carolina as more particularly described on **Exhibit “A”** attached hereto and incorporated herein by reference (the “**Premises**”);

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises unto Grantee, its successors and/or assigns forever.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has caused this Quit Claim 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

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)
)
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"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, AND KNOWN AND DESIGNATED AS NEW "TRACT C1A" CONTAINING 851,506 sq. ft., 19.548 ACRES, ON A 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", PREPARED BY GPA PROFESSIONAL LAND SURVEYORS, DATED FEBRUARY 18, 2015 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BERKELEY COUNTY, IN PLAT CABINET S AT PAGE 116-A AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 5/8" REBAR ON THE NORTHWESTERN RIGHT-OF-WAY INTERSECTION OF NORTH RHETT EXTENSION (RIGHT-OF-WAY VARIES) AND NORTH POINTE INDUSTRIAL BLVD (R/W VARIES); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID NORTH POINTE INDUSTRIAL BLVD APPROXIMATELY 200' TO A 5/8" REBAR FOUND, SAID REBAR BEING A COMMON BOUNDARY CORNER WITH THE PROPERTY OF MWV-NORTH POINT, LLC (TMS NO. 259-00-01-009) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 58°48'08" W, A DISTANCE OF 1,175.91' TO A 5/8" REBAR, SAID REBAR BEING A COMMON BOUNDARY CORNER WITH THE PROPERTY OF MWV-NORTH POINT, LLC (TMS NO. 259-00-01-010); THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARY LINE OF PARCEL C1A AND SAID PROPERTY OF MWV-NORTH POINT, LLC (TMS NO. 259-00-01-010) THE FOLLOWING 17 COURSES AND DISTANCES: 1) THENCE N 13°48'08" E, A DISTANCE OF 34.95' TO A 5/8" REBAR; 2) THENCE N 31°42'52" W, A DISTANCE OF 66.67' TO A 5/8" REBAR; 3) THENCE N 76°11'52" W, A DISTANCE OF 47.54' TO A 5/8" REBAR; 4) THENCE S 58°48'08" W, A DISTANCE OF 108.05' TO A 5/8" REBAR; 5) THENCE N 31°11'52" W, A DISTANCE OF 15.00' TO A 5/8" REBAR; 6) THENCE S 58°48'08" W, A DISTANCE OF 13.59' TO A 5/8" REBAR; 7) THENCE N 51°52'56" W, A DISTANCE OF 70.38' TO A 5/8" REBAR; 8) THENCE N 09°51'23" W, A DISTANCE OF 22.08' TO A 5/8" REBAR; 9) THENCE N 13°49'17" E, A DISTANCE OF 48.77' TO A 5/8" REBAR; 10) THENCE N 08°55'24" W, A DISTANCE OF 48.12' TO A 5/8" REBAR; 11) THENCE N 11°06'08" W, A DISTANCE OF 59.65' TO A 5/8" REBAR; 12) THENCE N 54°32'13" W, A DISTANCE OF 29.95' TO A 5/8" REBAR; 13) THENCE N 01°45'40" W, A DISTANCE OF 54.12' TO A 5/8" REBAR; 14) THENCE N 47°27'58" E, A DISTANCE OF 130.54' TO A 5/8" REBAR; 15) THENCE N 05°17'20" W, A DISTANCE OF 77.86' TO A 5/8" REBAR; 16) THENCE N 59°00'58" W, A DISTANCE OF 57.30' TO A 5/8" REBAR; 17) THENCE N 17°20'31" W, A DISTANCE OF 159.49' TO A 5/8" REBAR, SAID REBAR BEING A COMMON BOUNDARY CORNER WITH SAID PROPERTY OF MWV-NORTH POINT, LLC (TMS NO. 259-00-01-010) AND AN UNNAMED S.C. DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY (WIDTH UNKNOWN); THENCE TURNING AND RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID S.C. DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY (WIDTH UNKNOWN) N 65°25'38" E, A DISTANCE OF 1143.80' TO A 5/8" REBAR, SAID REBAR BEING A COMMON BOUNDARY CORNER WITH SAID S.C. DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY (WIDTH UNKNOWN) AND SAID PROPERTY OF MWV-NORTH POINT, LLC (TMS NO. 259-00-01-009), THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARY LINE OF PARCEL C1A AND SAID PROPERTY OF MWV-NORTH POINT, LLC (TMS NO. 259-00-01-009) THE FOLLOWING 5 COURSES AND DISTANCES: 1) S 33°53'35" E, A DISTANCE OF 459.94' TO A 5/8" REBAR; 2) THENCE S 54°01'10" W, A DISTANCE OF 30.23' TO A 5/8" REBAR; 3) THENCE S 07°47'41" E, A DISTANCE OF 92.46' TO A 5/8" REBAR; 4) THENCE S 52°43'20" W, A DISTANCE OF 24.43' TO A 5/8" REBAR; 5) THENCE S 26°54'22" E, A

DISTANCE OF 56.09' TO A 5/8" REBAR, SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 851,506 SQ. FT. OR 19.548 ACRES.

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

Tax Map No.: 259-00-01-007

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) _____ 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 (See Information section of affidavit): (**Exemption #12**)
(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) _____ 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. (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: \$0.00
 - (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: \$0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: N/A.

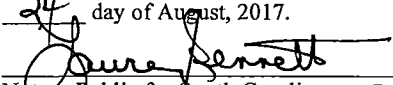
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

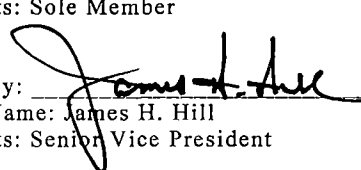
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

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

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

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


Notary Public for South Carolina
Notary (printed name): LAURA SENNETT
My Commission Expires: 10-27-2018

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



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