

DOC: 2017007437

RB 2406: 315

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 #:	2017007437		
Receipt Number:	50336	Return To:	NEXSEN PRUET LLC
Recorded As:	DEED		P O BOX 486
Recorded On:	March 03, 2017		CHARLESTON, SC, 29402
Recorded At:	05:10:22 PM	Received From:	NEXSEN PRUET LLC
Recorded By:	HELEN SEXTON	Parties:	
Book/Page:	RB 2406: 315 - 322		Direct- MWV-SHEEP ISLAND LLC
Total Pages:	8		Indirect- NASH-NEXTON HOLDINGS LLC

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

Recording Fee:	\$13.00
Consideration:	\$9,235,180.00
County Tax:	\$10,159.05
State Tax:	\$24,012.30
Tax Charge:	\$34,171.35



RECEIVED

MAR 03, 2017

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Nexsen Pruet, LLC
P.O. Box 486
Charleston, SC 29401

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY) LIMITED WARRANTY DEED

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE (the "Property")

AND, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors to warrant and forever defend, all and singular, the Property unto Grantee and Grantee's successors and assigns, against Grantor and Grantor's successors and assigns, so that neither Grantor nor those claiming under Grantor shall hereafter have any interest in or claim the same, or any part thereof.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused these Presents to be executed, under seal, in its name by its proper officer this 3rd day of March, 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Maria B. Seeger

First Witness

Chloe Cincotta

Second Witness – can be Notary

MWV-SHEEP ISLAND, LLC,
a Delaware limited liability company

By: WestRock-Charleston Development Holdings, LLC

Its: Sole Member

By:

Kenneth T. Seeger, President

(SEAL)

STATE OF SOUTH CAROLINA)
)
COUNTY OF Charleston)

ACKNOWLEDGMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that MWV-Sheep Island, LLC, a Delaware limited liability company, by WestRock-Charleston Development Holdings, LLC, its Sole Member, by Kenneth T. Seeger, its President, who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, appeared before me this day, and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 3rd day of March, 2017.

Chloe Cincotta

Name: Chloe Cincotta

Notary Public for South Carolina

My commission expires: March 17, 2025

Exhibit "A"

Description of the Property

ALL that piece, parcel or lot of land, situate, lying and being in the Town of Summerville, County of Berkeley, State of South Carolina, shown and designated as "**LOT 18**", containing 1.530 acres, more or less, on a plat entitled "SUBDIVISION PLAT-SIGMA DRIVE EXTENSION, EDGE STREET, NEW TRACT "A", NEW "LOT 18", NEW "P.O.A. 5, 6 & 7" OF NEXTON SHOWING THE CREATION OF SIGMA DRIVE EXTENSION, EDGE STREET, NEW "TRACT A", NEW "LOT 18" & GENERAL UTILITY EASEMENTS, NEW BCWS GENERAL UTILITY EASEMENTS & RESIDUAL PROPERTY – TMS NO. 221-00-00-096 & 141 OWNED BY MWV-SHEEP ISLAND, LLC & MWV-PARKS OF BERKELEY, LLC LOCATED IN THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA" prepared under seal of Johnathan F. Burns, PLS No. 22742, of GPA Professional Land Surveyors, dated August 5, 2015, and recorded January 7, 2016, in Plat Cabinet S, Pages 349A and 350A, in the Office of the Register of Deeds for Berkeley County, reference to said plat being craved for a more complete description.

DERIVATION AS TO NEW LOT 18: BEING a portion of the property conveyed to MWV-Sheep Island, LLC by deed of:

1. MWV Community Development and Land Management, LLC, dated May 17, 2011, and recorded May 17, 2011, in Book 8937, Page 166, in the Office of the Register of Deeds for Berkeley County, South Carolina; and
2. MWV-Parks of Berkeley, LLC dated August 8, 2016, and recorded August 9, 2016, in Book 2244, Page 931, in the Office of the Register of Deeds for Berkeley County, South Carolina.

TMS NO.: 221-00-00-178

ALSO

ALL that piece, parcel or tract of land, situate, lying and being in the County of Berkeley, State of South Carolina, shown and designated as "**TRACT W**", containing 3.705 acres, more or less, on a plat entitled "PROPERTY LINE ADJUSTMENT PLAT TRACT W & P.O.A. 3 OF NEXTON SHOWING THE PROPERTY LINE ADJUSTMENT BETWEEN TRACT W (TMS NO. 221-16-01-043) & P.O.A. 3 (TMS NO. 221-16-01-045) AND THE CREATION OF A NEW VARIABLE WIDTH POA LANDSCAPE & MAINTENANCE EASEMENT OWNED BY MWV-SHEEP ISLAND, LLC LOCATED IN BERKELEY COUNTY, SOUTH CAROLINA" prepared under seal of Johnathan F. Burns, PLS No. 22742, of GPA Professional Land Surveyors, dated October 24, 2016, and recorded January 20, 2017, in Plat Cabinet S, Page 388i, in the Office of the Register of Deeds for Berkeley County, reference to said plat being craved for a more complete description.

DERIVATION AS TO TRACT W: BEING a portion of the property conveyed to MWV-Sheep Island, LLC by deed of MWV Community Development and Land Management, LLC, dated May 17, 2011, and recorded May 17, 2011, in Book 8937, Page 166, in the Office of the Register of Deeds for Berkeley County, South Carolina.

TMS NO.: 221-16-01-043

ALSO

ALL that piece, parcel or tract of land, situate, lying and being in the Town of Summerville, County of Berkeley, State of South Carolina, shown and designated as **RESIDUAL "TRACT B"**, containing 12.207

acres, more or less, on a plat entitled "SUBDIVISION PLAT NEW "LOT 37", NEW "P.O.A. 12" AND RESIDUAL "TRACT B" OF NEXTON SHOWING THE SUBDIVISION OF TRACT B (TMS NO. 221-00-00-173) TO CREATE NEW LOT "37", NEW "P.O.A. 12" AND RESIDUAL "TRACT B", NEW 50' INGRESS-EGRESS, PRIVATE DRAINAGE & GENERAL UTILITY EASEMENT, ABANDONING A PORTION OF THE EXISTING VARIABLE WIDTH DRAINAGE EASEMENT AND CREATING A NEW VARIABLE WIDTH DRAINAGE EASEMENT OWNED BY MWV-SHEEP ISLAND, LLC LOCATED IN THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA" prepared under seal of Johnathan F. Burns, PLS No. 22742, of GPA Professional Land Surveyors, dated November 8, 2016, and recorded January 11, 2017, in Plat Cabinet S, Pages 372i and 373i, in the Office of the Register of Deeds for Berkeley County, reference to said plat being craved for a more complete description.

DERIVATION AS TO RESIDUAL TRACT B: BEING a portion of the property conveyed to MWV-Sheep Island, LLC by deed of:

1. MWV Community Development and Land Management, LLC, dated May 17, 2011, and recorded May 17, 2011, in Book 8937, Page 166, in the Office of the Register of Deeds for Berkeley County, South Carolina; and
2. MWV Community Development and Land Management, LLC dated September 1, 2011, and recorded September 12, 2011, in Book 9092, Page 126, in the Office of the Register of Deeds for Berkeley County, South Carolina.

TMS NO.: 221-00-00-173

ALSO

ALL that piece, parcel or tract of land, situate, lying and being in the Town of Summerville, County of Berkeley, State of South Carolina, shown and designated as **NEW "TRACT O"**, containing 38.611 acres, more or less, on a plat entitled "SUBDIVISION PLAT TRACT N AND NEW "TRACT O" OF NEXTON SHOWING THE ABANDONMENT/RECOMBINATION OF SHEEP ISLAND ROAD, RIGHT-OF-WAY, TRACT N TMS NO. 221-00-00-009, -048, -186 AND 187 AND THE CREATION OF NEW "TRACT O" & A NEW 30' BCWS GENERAL UTILITY EASEMENT OWNED BY MWV-SHEEP ISLAND, LLC & MWV-PARKS OF BERKELEY, LLC LOCATED IN THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA" prepared under seal of Johnathan F. Burns, PLS No. 22742, of GPA Professional Land Surveyors, dated January 11, 2017, and recorded March 1, 2017 in Plat Cabinet S, Pages 68q and 69q, in the Office of the Register of Deeds for Berkeley County, reference to said plat being craved for a more complete description.

DERIVATION AS TO NEW TRACT O: BEING a portion of the property conveyed to MWV-Sheep Island, LLC by deed of:

1. MWV Community Development and Land Management, LLC, dated May 17, 2011, and recorded May 17, 2011, in Book 8937, Page 166, in the Office of the Register of Deeds for Berkeley County, South Carolina; and
2. The Parks of Berkeley, LLC dated October 24, 2008, and recorded October 27, 2008, in Book 7621, Page 295, in the Office of the Register of Deeds for Berkeley County, South Carolina; and

3. South Carolina Department of Transportation dated February 17, 2017, and recorded February 21, 2017, in Book 2396, Page 212, in the Office of the Register of Deeds for Berkeley County, South Carolina; and
4. MWV-Parks of Berkeley, LLC dated February 21, 2017, and recorded February 21, 2017, in Book 2396, Page 208, in the Office of the Register of Deeds for Berkeley County, South Carolina.

(Portion of) TMS NOs.: 221-00-00-048 and 221-00-00-207

ALSO

ALL those pieces, parcels or tract of land, situate, lying and being in the Town of Summerville, County of Berkeley, State of South Carolina, shown and designated as **NEW "TRACT H"**, containing 22.743 acres, more or less, and **NEW "TRACT I"**, containing 3.771 acres, more or less, on a plat entitled "SUBDIVISION PLAT NEW "INTERCHANGE LOTS 29 & 30" AND NEW "TRACTS H & I" OF NEXTON SHOWING THE SUBDIVISION OF TMS NO. 221-00-00-048 TO CREATE NEW "INTERCHANGE LOT 29", NEW "INTERCHANGE LOT 30", NEW "TRACT H", NEW "TRACT I" AND RESIDUAL PORTIONS OF TMS NO. 221-00-00-048 OWNED BY MWV-SHEEP ISLAND, LLC LOCATED IN THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA" prepared under seal of Johnathan F. Burns, PLS No. 22742, of GPA Professional Land Surveyors, dated September 22, 2016, and recorded December 1, 2016, in Plat Cabinet S, Pages 326i and 327i, in the Office of the Register of Deeds for Berkeley County, reference to said plat being craved for a more complete description.

DERIVATION AS TO TRACT H AND I: BEING a portion of the property conveyed to MWV-Sheep Island, LLC by deed of MWV Community Development and Land Management, LLC, dated May 17, 2011, and recorded May 17, 2011, in Book 8937, Page 166, in the Office of the Register of Deeds for Berkeley County, South Carolina.

TMS NO.: 221-00-00-188 (Tract H)

TMS NO.: 221-00-00-189 (Tract I)

Grantee's Address:

13777 Ballantyne Corporate Place
Suite 250
Charlotte, NC 28277
Attn: Bill Munford, Vice President Dev.

Exhibit "B"

Permitted Exceptions

THE PROPERTY IS HEREBY CONVEYED SUBJECT TO the following covenants, conditions, restrictions, reservations, easements, instruments and other matters, if any:

1. Taxes and assessments for the year 2017 and subsequent years, which are a lien, but are not yet due and payable.

Each and every one of those certain covenants, conditions, restrictions, reservations, easements, instruments and other matters, if any, and to the extent applicable to the specific tracts comprising the Property listed in a schedule of exceptions to or from coverage in the Title Policy (as defined herein). "Title Policy" means the Owner's Policy of Title Insurance insuring title to said Property and issued (or to be issued) by Chicago Title Insurance Company (the "Title Company") to the Grantee in connection with the Property pursuant that certain Commitment for Title Insurance issued to the Title Company bearing Commitment Number 15863-182.

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 is located in **Berkeley County**, South Carolina by **MWV-Sheep Island, LLC** to **NASH – Nexton Holdings, LLC** on March 3, 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 \$9,235,180.00.
 - (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: \$9,235,180.00
 - (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: \$9,235,180.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$34,171.35
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.

SWORN to and subscribed before me this
3rd day of March, 2017

Chloe Cincotta
 Name: Chloe Cincotta
 Notary Public for South Carolina
 My Commission Expires: March 17, 2025

MWV-Sheep Island, LLC,
a Delaware limited liability companyBy: WestRock-Charleston Development Holdings, LLC
Its: Sole MemberBy: Kenneth T. Seeger (SEAL)
Kenneth T. Seeger, President