

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 #:	2018009630	
Receipt Number:	87709	Return To:
Recorded As:	EREC-DEED	
Recorded On:	March 27, 2018	
Recorded At:	09:46:59 AM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 2704: 510 - 516	Direct- RT JEDBURG COMMERCE PARK LLC
Total Pages:	7	Indirect- HMC OF CHARLESTON LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$12.00
Consideration:	\$25,950,000.00
County Tax:	\$28,545.00
State Tax:	\$67,470.00
Tax Charge:	\$96,015.00



RECEIVED

March 27, 2018

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

LIMITED WARRANTY DEED

After Recording Return to:

Buist Byars & Taylor LLC
652 Coleman Blvd., Suite 200
Mt. Pleasant, SC 29463
Attn: Gray B. Taylor

(Space above this line is for recorder's use)

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

KNOW ALL MEN BY THESE PRESENTS, that RT JEDBURG COMMERCE PARK, LLC, a Delaware limited liability company ("**Grantor**"), in consideration of Twenty Five Million Nine Hundred Fifty Thousand and No/100 Dollars (\$25,950,000.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the Permitted Exceptions (as defined hereinafter), granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto HMC OF CHARLESTON LLC, a South Carolina limited liability company ("**Grantee**") its successors and assigns forever, the following real property, to-wit:

For Legal Description of the Property, please see **Exhibit "A"** attached hereto
and incorporated herein by reference.

GRANTEE'S ADDRESS: HMC of Charleston LLC, 2453 King Street Ext., Charleston, SC 29405, Attn.: John Leiti

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

SUBJECT TO THE PERMITTED EXCEPTIONS, TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto Grantee, its successors and assigns, forever.

AND, subject to the matters set forth on **Exhibit "B"** attached hereto and incorporated by reference (the "**Permitted Exceptions**"), Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns, forever, 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;
Signature Page Follows]**

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed in its name and its seal affixed hereto as of the 22 day of March, 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RT JEDBURG COMMERCE PARK, LLC,
a Delaware Limited Liability Company

Easpro, d.
Witness 1 signs here
[Signature]
Witness 2 signs here

By [Signature] [SEAL]
Print Name: Allan B. Rothschild
Title: Managing Director

STATE OF New York)
COUNTY OF New York)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 22nd day of March, 2018, by Allan B. Rothschild, Managing Director of RT Jedburg Commerce Park, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Banica Defrank
Notary Public for New York
My commission expires: 06/03/2021

BANICA DEFRANK (NOTARY SEAL)
Notary Public, State of New York
No. 01DE6283659
Qualified in Queens County
Commission Expires 06/03/2021
21

EXHIBIT "A" TO DEED**LEGAL DESCRIPTION OF THE PROPERTY**

Tax Map Number: 220-00-02-119

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BERKELEY, STATE OF SOUTH CAROLINA AND IS DESCRIBED AS FOLLOWS:

All that certain piece, parcel or tract of land situate, lying and being in Summerville, Berkeley County, State of South Carolina, consisting of 42.96 acres and being shown as "PARCEL B", on a plat entitled "PLAT SHOWING THE SUBDIVISION OF AN APPROXIMATE 133.34 ACRE TRACT (TMS 220-00-02-062) INTO A 5.00 ACRE TRACT (TRACT "A"), A 42.96 ACRE (TRACT "B") & A 51.52 ACRE TRACT (TRACT "C") LEAVING A RESIDUAL OF APPROXIMATELY 33.86 ACRES PREPARED FOR JEDBURG INDUSTRIAL PROPERTIES, LLC, WACHOVIA BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS & CHICAGO TITLE INSURANCE COMPANY, BERKELEY COUNTY, NEAR SUMMERVILLE, SOUTH CAROLINA", prepared by Joddie R. Porth, PLS No. 16820, of Hussey, Gay, Bell & DeYoung, Inc., dated November 2, 2006, and recorded February 8, 2007, in Plat Cabinet R, at Page 263-C, in the Register of Deeds Office for Berkeley County, South Carolina (the "Plat"). Said property having such location, buttings, boundings, courses and distances as by reference to said Plat will more fully appear.

This being a portion of the same property conveyed to Grantor herein by deed from Winston-Jedburg Properties, LLC, a South Carolina limited liability company, dated August 29, 2007 and recorded October 31, 2007 in Book 6957, at Page 293 in the Register of Deeds for Berkeley County, South Carolina.

EXHIBIT "B" TO DEED**PERMITTED EXCEPTIONS**

1. All taxes for the year 2018 and subsequent years, which are a lien but not yet due and payable.
2. Governmental liens and assessments, both general and special, and other governmental charges which are not yet due and payable and roll back taxes.
3. Easement granted to South Carolina Electric & Gas Company dated March 20, 2018 and recorded March 27, 2018 in Book 2704, at Page 126, in the Register of Deeds Office for Berkeley County, South Carolina.
4. Restrictive Covenants and Easements contained therein, dated May 9, 2000 and recorded June 29, 2000 in the Register of Deeds Office for Berkeley County, South Carolina in Book 1964, at Page 168, aforesaid records; and amended by First Amendment dated May 9, 2000 and recorded August 8, 2003 in the Register of Deeds Office for Berkeley County, South Carolina in Book 3482, at Page 335; and further amended by First Supplemental dated April 30, 2001 and recorded May 3, 2001 in the Register of Deeds Office for Berkeley County, South Carolina in Book 2243, at Page 346.
5. Right of Way Easement granted to Berkeley Electric Cooperative, Inc. dated August 19, 2008 and recorded September 22, 2008 in the Register of Deeds Office for Berkeley County, South Carolina in Book 7568, at Page 177.
6. Easement granted to Berkeley County Water and Sanitation Authority dated May 1, 2003 and recorded July 16, 2003 in the Register of Deeds Office for Berkeley County, South Carolina in Book 3425, at Page 261.
7. Easement granted to Berkeley County Water and Sanitation Authority dated May 1, 2003 and recorded July 16, 2003 in the Register of Deeds Office for Berkeley County, South Carolina in Book 3425, at Page 264.
8. Permanent Non-Exclusive Transferable Drainage Easement dated June 24, 2003 and recorded August 8, 2003 in the Register of Deeds Office for Berkeley County, South Carolina in Book 3482, at Page 327.
9. Declaration of Easements, Restrictions and Maintenance Agreement by and between RT Jedburg Commerce Park, LLC and HMC of Charleston LLC dated March 26, 2018 and recorded March 27, 2018 in the Register of Deeds Office for Berkeley County, South Carolina in Book 2704, at Page 131.
10. Maintenance charges as set forth in the Declaration of Easements, Restrictions and Maintenance Agreement by and between RT Jedburg Commerce Park, LLC and HMC of Charleston LLC dated March 26, 2018 and recorded March 27, 2018 in the Register of Deeds Office for Berkeley County, South Carolina in Book 2704, at Page 131.
11. All matters of survey as shown on that certain plat prepared by Dana R. Augustine, P.L.S. No. 30293, of Bock & Clark, dated January 18, 2018, and entitled "ALTA/NSPS LAND TITLE SURVEY FOR GPT JEDBURG COMMERCE PARK B&C PROJECT NO. 201800051, 002 PARCEL B 1116 NEWTON WAY, SUMMERVILLE, S.C." including without limitation:
 - a. 20' GENERAL UTILITY EASEMENT
 - b. 20' DRAINAGE & UTILITY EASEMENT
 - c. 160' PRIVATE D.E.
 - d. 80' DRAINAGE EASEMENT
 - e. 40' SETBACK LINE
 - f. 20' SETBACK LINE
 - g. 8' CHAIN LINK FENCE
 - h. JURISDICTIONAL WETLAND

- i. LIGHT POLE
 - j. PROPOSED ACCESS EASEMENT
 - k. SANITARY SEWER MANHOLE
 - l. POWER POLE
 - m. UNDERGROUND POWER
 - n. STORM DRAIN
 - o. DROP INLET
 - p. GAS VALVE
 - q. ELECT TRANS
 - r. FIRE HYDRANT
 - s. SANITARY SEWER
 - t. CONCRETE WALL
 - u. 8' CHAIN LINK FENCE ENCROACHES ONTO ADJACENT PROPERTY
 - v. BRICK GUARD SHACK
 - w. DETENTION POND
 - x. GAS METER
12. All applicable zoning and other land use regulations or restrictions of any political subdivision or agency of any federal, state, or local governmental department or agency having jurisdiction over the property.
13. Riparian rights and/or littoral rights applicable to the property and wetlands applicable to the property.

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT OF CONSIDERATION

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, bearing Berkeley County Tax Map 220-00-02-119 and was transferred by RT Jedburg Commerce Park, LLC to HMC of Charleston LLC on March 26, 2018.
3. Check one of the following: The deed is:
 - (a) XXXXX 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: (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
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) XXXXX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$25,950,000.00.
 - (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 ___ to the following: A lien or encumbrance on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after 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) XXX Place the amount listed in item 4 above here: \$25,950,000.00
 - (b) XXX Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here.)
 - (c) XXX Subtract Line 6(b) from Line 6(a) and place result here: \$25,950,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$96,015.00.
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.

Sworn to before me this 22nd day
of MARCH, 2018

Banica Defrank
Notary Public for the State of New York
My Commission Expires: 06/03/2021

[AFFIX OFFICIAL NOTARY SEAL HERE]

BANICA DEFRANK
Notary Public, State of New York
No. 01DE6283659
Qualified in Queens County
Commission Expires 06/03/2021

GRANTOR:

RT Jedburg Commerce Park, LLC, a Delaware limited liability company

By: [Signature] (SEAL)
Name: Allan B. Rothschild
Its: Managing Director