

CYNTHIA B FORTE

BERKELEY COUNTY

REGISTER OF DEEDS

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

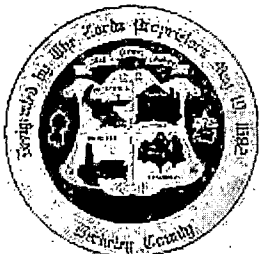
***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****



Instrument #:	2019020801	Return To:	HELLMAN YATES & TISDALE PA
Receipt Number:	131103		105 BROAD STREET THIRD FLOOR
Recorded As:	DEED		CHARLESTON, SC, 29401
Recorded On:	June 19, 2019	Received From:	HELLMAN YATES & TISDALE PA
Recorded At:	01:29:19 PM	Parties:	
Recorded By:	JAMIE WIEMANN		Direct- WINDSCAPE LLC
Book/Page:	RB 3052: 326 - 330		Indirect- SOUTHWIND LAND COMPANY LLC
Total Pages:	5		

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

Recording Fee:	\$10.00
Consideration:	\$500,000.00
County Tax:	\$550.00
State Tax:	\$1,300.00
Tax Charge:	\$1,850.00



RECEIVED

JUN 19, 2019

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

After Recording Return To:
 Hellman Yates & Tisdale, PA
 105 Broad Street
 Charleston, SC 29403

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

KNOW ALL MEN BY THESE PRESENTS that Windscape, LLC, a South Carolina limited liability company (hereinafter referred to as the "Grantor"), in the State aforesaid, for and in consideration of the sum of FIVE HUNDRED THOUSAND AND 00/100 Dollars (\$500,000.00), to Grantor in hand paid at and before the sealing of these presents by Southwind Land Company LLC, a South Carolina limited liability company (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, subject to all existing easements, covenants, restrictions, conditions and rights-of way of record (the "Permitted Exceptions"), has granted, bargained, sold and released, and by these presents does grant, bargain, sell, and release unto Southwind Land Company LLC, its successors and assigns, the following described property to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF BY REFERENCE FOR A DESCRIPTION OF THE PROPERTY BEING CONVEYED (the "Premises").

Grantee's Address: P.O. Box 94, Sullivans Island, SC 29482

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 said Premises before mentioned, unto the said Southwind Land Company LLC, its successors and assigns forever.

AND, Grantor does hereby bind, subject to the Permitted Exceptions, Grantor and Grantor's successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantees and Grantee's successors and assigns, against Grantor and Grantor's successors and assigns lawfully claiming or to claim the same or any part thereof.

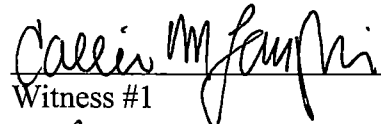
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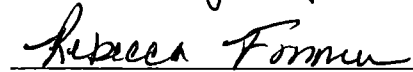
4

In Witness Whereof the said Grantor hereunto set my hand and seal this 17th day of June,
2019.

Windscape, LLC, a South Carolina limited liability company

By: 
Robert G. Masche, Manager


Witness #1


Witness #2

STATE OF SOUTH CAROLINA

)

)

ACKNOWLEDGMENT

COUNTY OF CHARLESTON

)

I, Megan F. Stevens, Notary Public for the State of South Carolina, do hereby certify that
Windscape, LLC, by and through Robert G. Masche, its Manager, personally appeared before
me this day and acknowledged the due execution of the foregoing instrument.

Sworn to and subscribed before this 17th day of June, 2019.


Notary Public for South Carolina
My commission expires: 07/09/2023

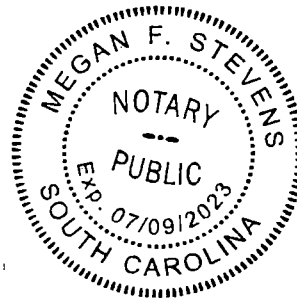


Exhibit "A"
Legal Description & Derivation

ALL that certain piece, parcel or tract of land, together with the improvements thereon, if any, situate, lying and being in the 2nd Street St. James Goose Creek Parish, Berkeley County, South Carolina, shown and designated as "PARCEL 4B 308,633 SQ. FT. 7.09 ACRES" on that certain plat entitled, "2ND ST. JAMES GOOSE CREEK PARISH BERKELEY COUNTY, S. C. SUBDIVISION PLAT OF PARCEL 4 (TMS 207-00-01-081) CONTAINING 13.48 ACRES INTO PARCEL 4A CONTAINING 6.39 ACRES, AND PARCEL 4B CONTAINING 7.09 ACRES OWNED BY WINDSCAPE LLC", prepared by E.M. Seabrook Engineers | Surveyors, dated February 27, 2017, and recorded April 13, 2017, in the ROD Office for Berkeley County, South Carolina, in Plat Cabinet S at Page 98r.

This being a portion of the property conveyed to Grantor herein by deed of Summerville Land Corporation dated October 28, 2015, and recorded November 2, 2015 in the ROD Office for Berkeley County, South Carolina, in Book 2049 at Page 274.

TMS No.: 207-00-01-126

STATE OF SOUTH CAROLINA)

Date of Transfer of Title

) AFFIDAVIT

June 19th, 2019

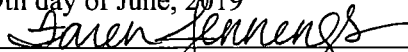
COUNTY OF BERKELEY)

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 known as 1056 Business Park Road, Summerville, SC 29483, bearing Berkeley County TMS Number 207-00-01-126 is being transferred by Windscape, LLC, to Southwind Land Company, LLC on the 19th day of June, 2019.
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
4. Check one of the following if either item 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 \$500,000.00.
 - (b) ___ The fee is computed on the fair market value of the realty, which is n/a.
 - (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a.
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 n/a.
6. The DEED Recording Fee is \$1,850.00 and is computed as follows:
 - (a) \$500,000.00 the amount listed in Item #4 above
 - (b) \$ 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$500,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transition as closing attorney.
8. 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,

19th day of June, 2019


 Notary Public for South Carolina
My Commission expires: 1/14/2029

 Name: WILLIAM ROBERT
 Person involved in this transaction as the
CLOSING ATTORNEY