

**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 #:	2019023884	
Receipt Number:	133307	Return To:
Recorded As:	EREC-DEED	
Recorded On:	July 10, 2019	
Recorded At:	02:06:35 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 3072: 695 - 698	Direct- PORTSIDE INVESTMENT GROUP LLC
Total Pages:	4	Indirect- KEY LAND DEVELOPMENT LLC

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

Recording Fee:	\$10.00
Consideration:	\$794,419.61
County Tax:	\$873.95
State Tax:	\$2,065.70
Tax Charge:	\$2,939.65



RECEIVED

JUL 10, 2019

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL MEN BY THESE PRESENTS, that **PORTSIDE INVESTMENT GROUP, LLC**, a South Carolina limited liability company ("**Grantor**") in the State aforesaid, County aforesaid, as a distribution of property to a member in consideration of a reduction in its membership interest, to it in hand paid at and before the sealing of these presents by **KEY LAND DEVELOPMENT, LLC**, a South Carolina limited liability company ("**Grantee**"), in the State aforesaid, County aforesaid, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, subject to the Exceptions set forth below, unto the said Grantee the following described property ("**Property**"), to-wit:

ALL that piece, parcel, lot or tract of land, with the improvements, if any, situate, lying and being in Goose Creek Parish, Berkeley County, South Carolina, being shown and designated as "**TRACT 1-B 500,893 SQ. FT. 11.50 ACRES ZONED H1**" on a plat by F. Elliotte Quinn, III, Thomas & Hutton Engineering Co., entitled in part "**PLAT OF THE SUBDIVISION OF A 40.97 AC. TRACT OWNED BY PORTSIDE INVESTMENT GROUP LLC. TO CREATE TRACT 1-A (29.47 AC.) & TRACT 1-B (11.50 AC.)**" dated May 30, 2018 and recorded September 21, 2018 in the Office of the Register of Deeds for Berkeley County, South Carolina, at Plat Cabinet T, Page 10b, and having such size, shape, buttings, boundings, dimensions and location as will appear by reference to said plat, be all the dimensions and measurements shown thereon a little more or less.

The Property is conveyed subject to the following matters ("**Exceptions**") to the extent now applicable but without extending or renewing the effect thereof:

1. Lien for real property taxes, assessments and user fees for 2019 and all subsequent years, not yet due and payable.
2. Matters which would be revealed by a current survey or inspection of the Property. Acreage content is neither warranted nor guaranteed.
3. Development and use restrictions imposed by federal, state and local laws, rules, regulations and ordinances.
4. Easements, restrictions, rights of way, covenants, conditions and other matters of record.

BEING a portion of the property conveyed to Grantor by deed of The Tolman Salisbury Family, L.P., a South Carolina limited partnership, dated June 27, 2017 and recorded June 29, 2017 in the Office of the Register of Deeds for Berkeley County, South Carolina, at Book 2501, Page 257.

TMS No.: 220-00-02-055

Grantee's Address: 403 Evian Way
Mt. Pleasant, SC 29464

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

TO HAVE AND TO HOLD, all and singular, the said Property before mentioned unto the said Grantee, its successors and assigns forever.

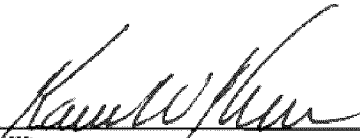
AND, subject to the Exceptions, Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Property unto the said Grantee, its successors and assigns, against Grantor and Grantor's successors or assigns, lawfully claiming, or to claim the same or any part thereof, but against no others.

WITNESS Grantor's Hand and Seal, this 9th day of July in the year of our Lord two thousand nineteen and in the two hundred and forty-fourth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Portside Investment Group, LLC, a
South Carolina limited liability company (SEAL)

BY: M2 Land, LLC, a Member



First Witness

By: 

Cynthia Mixson, a Manager




Second Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, the undersigned notary public, do hereby certify that **Portside Investment Group, LLC**, a South Carolina limited liability company, acting herein by M2 Land, LLC, a Member, acting herein by Cynthia Mixson, a Manager, personally appeared before me this day and year and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of July, 2019.



(SEAL)
Print Name: Barbara L. Morgan
Notary Public, State of South Carolina
My Commission Expires: 01/30/2022 - 5/27/2026
[Affix official notarial seal or stamp]

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 was transferred by Portside Investment Group, LLC
to Key Land Development, LLC on July 9, 2019.

- 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 distribution to a trust beneficiary.
 - (C) exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
(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 \$794,419.61
 - (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 _____

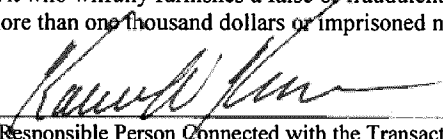
5. Check YES or NO to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____

- 6. The deed recording fee is computed as follows:
 - (A) Place the amount listed in item 4 above here: \$794,419.61
 - (B) Place the amount listed in item 5 above here: -0-
 - (If no amount is listed, place zero here.)
 - (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$794,419.61

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,939.65

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

9. I understand that a person required to furnish this affidavit who wilfully 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.



Responsible Person Connected with the Transaction

Karen W. Kerrison
Print or Type Name Here

Sworn this 9th day of July, 2019

Notary Public for South Carolina
My Commission Expires: 5/17, 2026