

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

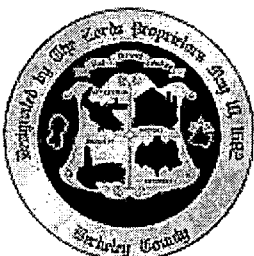
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2019045584		
Receipt Number:	150428	Return To:	THOMAS C GRELLA
Recorded As:	DEED		PO BOX 3180
Recorded On:	December 16, 2019		ASHEVILLE, NC, 28802
Recorded At:	10:03:00 AM	Received From:	THOMAS C GRELLA
Recorded By:	HELEN SEXTON	Parties:	
Book/Page:	RB 3219: 933 - 938		Direct- PHIL-CO ENTERPRISES INC
Total Pages:	6		Indirect- CHARLESTON REGIONAL INVESTMENTS LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Exempt
Tax Charge: \$0.00



RECEIVED

DEC 16, 2019

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

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that neither Grantor nor those claiming under Grantor shall hereafter have any interest in or claim in the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has affixed its Hand and Seal this 5th day of December, 2019.

Signed, Sealed and Delivered

In the Presence of:

Phil-Co Enterprises, Inc.

Richard Whitney
Richard Whitney

By: Robert Phillips
_____, President

Prepared by:
Elizabeth E. Lane
South Carolina Bar No. 102517

STATE OF NORTH CAROLINA, COUNTY OF BUNCOMBE

I, Shirley N. Morrow, a Notary Public of the County of Buncombe, State of North Carolina, do hereby certify that **Phil-Co Enterprises, Inc.**, by Robert Phillips, its **President** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 5th day of December, 2019

Shirley N. Morrow
Notary Public

My Commission Expires: 9.27.2022

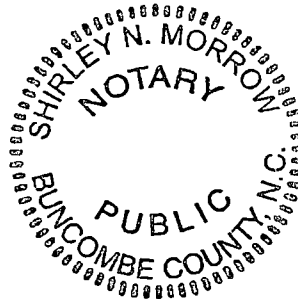


Exhibit A
Property Description

An undivided 4.038424% of:

All that certain piece, parcel or tract of land situate, lying and being in the Charleston Regional Business Center, shown and designated as "TRACT R" on a plat entitled "FINAL SUBDIVISION PLAT OF TRACT B, OWNED BY CHARLESTON REGIONAL BUSINESS CENTER, LLC TO CREATE TRACTS Q, R & S AND 132.15± ACRES TRACT B RESIDUAL" by Thomas & Hutton Engineering Co. dated May 10, 2004, and recorded October 29, 2004, in the Office of the Register of Deeds for Berkeley County in Plat Cabinet Q, at Page 282C, to which reference is hereby craved for a more complete description.

Being a portion of the property conveyed to the Grantor by deed of Shoreline Partners, II, LLC dated December 23, 2008 and recorded in the Register of Deeds Office for Berkeley County in Book 7696, Page 216.

Exhibit B
Permitted Exceptions

1. Real property taxes and assessments for the calendar year of 2019 and subsequent years.
2. Rights of tenants in possession.
3. All agreements, conditions, covenants, easements, reservations, restrictions, rights of way and all other matters of record pertaining to the Property.
4. Matters which would be disclosed by a current survey.
5. The conveyance of the Property is made in gross and not by the acre.
6. Zoning laws and ordinances.
7. Mortgage recorded in Book 7696, at Page 222, Berkeley County Registry.
8. Assignment of Rents in Book 7696, Page 234, Berkeley County Registry.
9. Ownership Agreement recorded in Book 7838, Page 178, Berkeley County Registry.

STATE OF NORTH CAROLINA)

Date of transfer of title

AFFIDAVIT

Closing Date: 12-5-2019

COUNTY OF BUNCOMBE)

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 is being transferred by Phil-Co Enterprises, Inc. to Charleston Regional Investments, LLC on December 5, 2019; and
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 Exemption No. 8. Explanation, if required: transfer of undivided interest in real property to LLC solely in exchange of an interest in the LLC (If exempt, please skip items 4-7, and go to item 7 of this affidavit).
4. Check one of the following if either item 3(a) or item 3(b) has been checked.
 - (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 _____ 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 N/A – taking subject to a mortgage – deed
6. The Deed recording fee is computed as follows: \$ _____ stamps based upon \$ _____
 - (a) \$ _____ the amount listed in item 4 above.
 - (b) \$ N/A the amount listed in Item 5 above (no amount place zero).
 - (c) \$ _____ Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with this transaction as: Legal representative
8. Check if Property other than Real Property is being transferred on this Deed:
 - (a) _____ Mobile Home
 - (b) _____ Other
9. _____ DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____, deceased, CASE NUMBER: _____. Personally appeared before me the undersigned attorney who, being duly sworn, certifies that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Representative in this Estate and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. 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.

Phil-Co Enterprises, Inc.

SWORN to this 5th day of December, 2019.

By: Robert Phillips, President

Shirley N. Morrow
 Notary Public
 My Commission Expires: 9.27.2022

