

Berkeley County  
Cynthia B. Forte  
Register of Deeds  
Moncks Corner 294616120

00006952 Vol: 8399 Pg: 87



53 2010 00006952

Instrument Number: 2010- 00006952

As  
Deed

Recorded On: April 12, 2010

Parties: HLIT IV SC-1 LP

To  
TOLMAN SALISBURY FAMILY LP

Billable Pages: 2

Recorded By: HAYNSWORTH SINKLER BOYD, P.A.

Num Of Pages: 7

Comment:

**\*\* Examined and Charged as Follows: \*\***

Deed 12.00

Recording Charge: 12.00

	Tax Amount	Consideration Amount	RS#/CS#		
Deed Tax	37.00	10,000.00	D 1646	Deed State Tax	26.00
				Deed County Tax	11.00

Tax Charge: 37.00

RECEIVED

Apr 12, 2010

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

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Berkeley County, SC

**File Information:**

**Record and Return To:**

Document Number: 2010- 00006952  
Receipt Number: 272774  
Recorded Date/Time: April 12, 2010 12:32:38P  
Book-Vol/Pg: Bk-R VI-8399 Pg-87  
Cashier / Station: B Blake / Cash Station 7

HAYNSWORTH SINKLER BOYD, P.A.  
P.O. BOX 340  
CHARLESTON SC 29402



*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds



This conveyance is being made by Grantor and accepted by Grantee subject to the Permitted Exceptions set forth on Exhibit "B", but only to the extent that such Permitted Exceptions are valid, existing, and, in fact, affect the Property.

TO HAVE AND TO HOLD, subject to the Permitted Exceptions, the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against itself and its successors to claim the same or any part thereof.

***REMAINDER OF PAGE LEFT BLANK INTENTIONALLY***

***SIGNATURES ON THE FOLLOWING PAGE***

IN WITNESS WHEREOF, **HLIT IV SC-1, L.P., a Delaware limited partnership**, has set its hand and seal this 18<sup>th</sup> day of January, in the year of our Lord two thousand Ten and in the two hundred and thirty-fourth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witnesses:

HLIT IV SC-1, L.P.,  
a Delaware limited partnership

By: HLIT IV SUB GP, LLC,  
a Delaware limited liability company,  
its general partner

*M. Hays*  
1<sup>st</sup> witness, sign here

By: *G. B. Frederick* (L.S.)

*Robin L. Sinclair*  
2<sup>nd</sup> witness, sign here

Name: Gary B. Frederick  
Its: Senior Vice President

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF BERKELEY         )

ACKNOWLEDGMENT

This instrument was acknowledged before me on January 18, 2010, by Gary B. Frederick, Senior Vice President of HLIT IV Sub GP, LLC, a Delaware limited liability company, on behalf of said limited liability company, in its capacity as the general partner of HLIT IV SC-1, L.P., a Delaware limited partnership, on behalf of said limited partnership.

*Robin L. Sinclair*  
Notary Public for the State of South Carolina  
My Commission Expires: 10-4-17

**ROBIN L. SINCLAIR**  
**NOTARY PUBLIC**  
**STATE OF SOUTH CAROLINA**  
**MY COMM. EXP: 10-4-17**

Exhibit "A"  
Legal Description

ALL that certain piece, parcel or lot of land, situate, lying and being in Goose Creek Parish, Berkeley County, South Carolina, measuring and containing 0.430 acres, more or less, as more particularly shown and designated as "Area 1" on a plat prepared by Southeastern Surveying, Inc., entitled: "A BOUNDARY LINE ADJUSTMENT OF TMS#'S 220-00-02-055 AND 220-00-02-018 CHARLESTON TRADE CENTER, OWNERS AS SHOWN, LOCATED IN 2ND ST JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA" dated December 3, 2009, last revised December 17, 2009 and recorded in Plat Cabinet N, Page 361-P, Register of Deeds for Berkeley County, S.C.

The property herein conveyed is further described as follows:

From the intersection of Jedburg Road and Business Park Road, approximately 12,256' in a southeasterly direction along the southern right-of-way of the existing Business Park Road to a new 5/8" rebar, being the POINT OF BEGINNING.

Thence leaving the right-of-way of Business Park Road S 37°31'37"W, 157.10' to a new 5/8" rebar; thence S 67°49'48"W, 138.40' to a calculated point; thence N 37°31'37"E, 191.74' to a calculated point; thence N 07°28'23"W, 120.00' to a calculated point at the right-of-way of Business Park Road; thence along the right-of-way of Business Park Road S 52°28'23"E, 154.69' to a new 5/8" rebar being THE POINT OF BEGINNING containing 0.430 acres more or less.

Being a portion of the property conveyed to HLIT IV SC-1, L.P., a Delaware limited partnership by deed of The Tolman Salisbury Family, L.P., dated January 31, 2008 and recorded January 31, 2008 in Deed Book 7135, Page 246 in the Berkeley County Register of Deeds Office

A portion of TMS# 220-00-02-123 to be added to TMS# 220-00-02-055

GRANTEE'S ADDRESS: 708 N. Maple Street  
Summerville, SC 29483

## Exhibit "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2010, and subsequent years, which are a lien but are not yet due and payable.
2. Liens for taxes and other governmental charges including but not limited to "roll back" taxes assessed pursuant to South Carolina Code of Laws, 1976, as amended, for the current tax year and future years that are not yet due and payable.
3. Berkeley Interstate Site Development Agreement by and between Berkeley County, South Carolina, and HW Berkeley, LLC, dated as of May 15, 2007, and recorded May 16, 2007, in Book 6572, Page 001, and re-recorded May 24, 2007, in Book 6591, Page 001; as amended by Partial Assignment and Assumption of Rights and Obligations under Development Agreement dated October 19, 2007, by and between HW Berkeley, LLC, and HLIT IV SC-2, L.P. recorded December 7, 2007, in Book 7033, Page 39; Office of the Register of Deeds for Berkeley County, South Carolina.
4. Reservation of Oil, gas and other minerals as set forth in Mineral Deed dated February 5, 2008, and recorded February 7, 2008, in Book 7148, Page 112, Office of the Register of Deeds for Berkeley County, South Carolina.
5. Dedication of a 75' private right-of-way as shown on a plat prepared by Southeastern Surveying of Charleston, Inc., dated June 15, 2007, and recorded in Plat Cabinet N, Page 323-H, Office of the Register of Deeds for Berkeley County, South Carolina.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

**AFFIDAVIT**

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 **HLIT IV SC-1, L.P., a Delaware limited partnership to The Tolman Salisbury Family, L.P., a South Carolina limited partnership** ON April 9, 2010
- 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)  EXEMPT from the deed recording fee because (exemptions: \_\_\_\_\_)  
(Explanation, if required: \_\_\_\_\_)

(If exempt, please skip items 4-6, and go to item 7 of this affidavit).
- 4) Check one of the following if either item 3(a) or item 3(b) above 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 \$10,000.00.
  - 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) \$10,000.00 the amount listed in item 4 above
  - b) \$ \_\_\_\_\_ the amount listed in item 5 above (no amount, place zero)
  - c) \$10,000.00 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 the transaction as: Grantor, Grantee or Legal Representative.
- 8) Check if Property other than Real Property is being transferred to 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, certified 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 Rep. in the Estate of \_\_\_\_\_, deceased, 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.

SWORN to before me this 12th of April, 2010

Virginia B. Martin (L.S.)

(Notary Public signs here)  
Notary Public for South Carolina

My commission expires: 1-27-2020

*David Swanson*  
Grantor, Grantee or Legal Representative