Recorded On-2010-Aug-24 As-16752

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

00016752 Vol: 8580 Pa: 212



Instrument Number: 2010-00016752

As

Recorded On: August 24, 2010

Deed

Parties: CHARLESTON REGIONAL INVESTMENTS LLC

DABBAGH RAMZI A

Billable Pages:

Recorded By: MCGUIRE WOOD & BISSETTE PA

Num Of Pages:

6

Comment:

** Examined and Charged as Follows: **

Deed

11.00

Recording Charge:

11.00

Consideration

Amount RS#/CS#

Deed County Tax

476.30

Deed Tax

Tax Amount 1,602,10

433,000.00 D 4192

Deed State Tax ...

1,125.80

Tax Charge:

1,602.10

RECEIVED

Aus 24,2010

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

** THIS PAGE IS PART OF THE INSTRUMENT **

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: Berkeley County, SC

File Information:

Record and Return To:

Document Number: 2010-00016752

MCNAIR LAW FIRM

Receipt Number: 290199

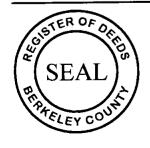
P.O. BOX 1431

Recorded Date/Time: August 24, 2010 03:20:17P

CHARLESTON SC 29402

Book-Vol/Pg: Bk-R VI-8580 Pg-212

Cashier / Station: O Howell / Cash Station 6



Cynthia B Forte - Register of Deeds

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

KNOW ALL MEN BY THESE PRESENTS that Charleston Regional Investments, LLC, a North Carolina limited liability company, (hereinafter called "Grantor"), in the State aforesaid, for and in consideration of the sum of Four Hundred and Thirty Three Thousand No/100ths Dollars (\$433,000.00) to Grantor in hand paid at and before the sealing of these presents by Ramzi A. Dabbagh and Nawal A. Dabbagh (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the limitations, covenants, easements, conditions and restrictions set forth in Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"), unto the said Ramzi A. Dabbagh and Nawal A. Dabbagh a 5.537201% undivided interest, in and to the following described property, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED (THE "PROPERTY" OR "PREMISES")

Grantee's Address:

16 Cedar Hill Drive Asheville, N.C. 28803

TMS#

267-00-00-143

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the Premises before mentioned, unto the Grantees, and Grantees' heirs, successors and assigns, forever.

AND, subject to the Permitted Exceptions, the Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular the said Premises unto the said Grantees, their heirs, successors and assigns, against itself, its successors and/or assigns, so that neither Grantor nor those claiming under Grantor shall hereafter have any interest in or claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has affixed its Hand and Seal this 23rd day of August, 2010.

Signed, Sealed and Delivered	
In the Presence Of:	Charleston Regional Investments, LLC
Syanne H. Winkle Sallywyatt	By: All All Archard Name: CHARIES W ARCHARD Title: Authorized Manager
STATE OF SOUTH CAROLINA)	
)	ACKNOWLEDGMENT
COUNTY OF CHARLESTON)	

I, Thomas C. Grella (Notary Public), do hereby certify that Charleston Regional Investments, LLC, a North Carolina limited liability company, by Charles W. Archerd, its Authorized Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 23rd day of August, 2010.

Notary Public for North Carolina

My Commission Expires: 3-17-2012

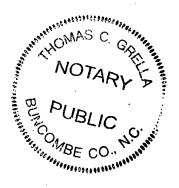


EXHIBIT "A"

An undivided 5.537201% 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 Charleston Regional Business Center, LLC dated September 26, 2005 and recorded in the Register of Deeds Office for Berkeley County in Book 5038, Page 40.

Exhibit B Permitted Exceptions

- 1. Real property taxes and assessments for the calendar year of 2010 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 recorded in Book 7696, Page 234, Berkeley County Registry.
- 9. Ownership Agreement recorded in Book 7838, Page 178, Berkeley County Registry.

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STATE	OF SOUTH CAROLINA)	AFFIDAVIT	Date of transfer of title Closing Date: August 23, 2010			
COUNT	Y OF BERKELEY)	MILDAVII	Closing Daily. Magazi 25, 2000			
	PERSONALLY appeared before	ore me the	undersigned, who being	duly sworn, deposes and says:			
2.	I have read the information on The Property is being transfe Nawal A. Dabbagh on August	rred by C	harleston Regional Inve	ch information. estments, LLC to Ramzi A. Dabbagh and			
3.	Check one of the following: T	he DEED the deed	is:	fer for consideration paid or to be paid in			
	other entity and a studistribution to a trust	ockholder, beneficiar	partner or owner of the	er between a corporation, a partnership, or e entity, or is a transfer to a trust or as a			
	(c) EXEMPT required:	from the	deed recording fee beca davit).	ause Exemption No Explanation, if (If exempt, please skip items			
	Check one of the following if (a) X The fee is in the amount of \$43.	either item computed 3,000.00 <u>.</u>	3(a) or item 3(b) has be on the consideration pai	en checked. d or to be paid in money or money's worth market value of the realty which is			
		computed of		of the realty as established for property tax			
5.	or realty before the transfer a amount of the outstanding bal	nd remain ance of thi	ed on the land, tenemen s lien or encumbrance is	ncumbrance existed on the land, tenement, t or realty after the transfer. If "Yes", the N/A – taking subject to a mortgage – deed			
6.	(c) \$433.000.00 Subt	e amount li e amount li ract Line 6	isted in item 4 above. isted in Item 5 above (no i(b) from Line 6(a) and p	place the result.			
7. 8.	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 Check if Property other than Real Property is being transferred on this Deed:						
	(a) Mobile Home (b) Other	DUTION	ATTODNEV'S AFFID	AVIT: Estate of			
9.	deceased, CASE NUMBER: attorney who, being duly sv Carolina; that (s)he has prepa that the grantee(s) therein are I understand that a person rec	vorn, certi red the De correct and	fies that (s)he is licensed of Distribution for the conform to the estate furnish this affidavit who	enally appeared before me the undersigned and to practice law in the State of South Personal Representative in this Estate and alle for the above named decedent. Willfully furnishes a false or fraudulent			
	affidavit is guilty of a misden dollars or imprisoned not mor	e than one	, upon conviction, must year, or both.	be fined not more than one thousand			
			Charlestor	Regional Investments, LLC			
SWOR	N to this 23 rd day of August, 20	010.	By:	and Manager			
Notary My Con	Public for North Carolina nmission Expires: 3/7	-2012	* REPORT OF CALL	orized Manager			
		:	NOTARY PUBLIC				
			White CO. When				