

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

00016752 Vol: 8580 Pg: 212



53 2010 00016752

Instrument Number: 2010- 00016752

Recorded On: August 24, 2010 **As Deed**

Parties: CHARLESTON REGIONAL INVESTMENTS LLC
To
DABBAGH RAMZI A

Billable Pages: 1**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 Tax	Tax Amount	433,000.00	D 4192	Deed County Tax	476.30
	1,602.10				
				Deed State Tax	1,125.80
Tax Charge:	1,602.10				

RECEIVED

Aug 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
Receipt Number: 290199
Recorded Date/Time: August 24, 2010 03:20:17P
Book-Vol/Pg: Bk-R VI-8580 Pg-212
Cashier / Station: O Howell / Cash Station 6


MCNAIR LAW FIRM
P.O. BOX 1431
CHARLESTON SC 29402



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

LIMITED WARRANTY DEED

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.

By: 
Name: CHARLES W ARCHARD
Title: Authorized Manager

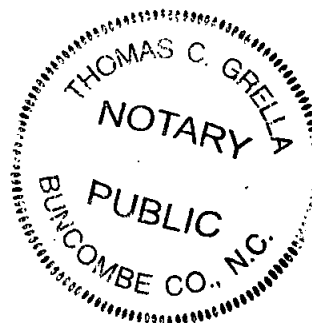


EXHIBIT "A"

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.

STATE OF SOUTH CAROLINA)

AFFIDAVIT

Date of transfer of title

Closing Date: August 23, 2010

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 is being transferred by Charleston Regional Investments, LLC to Ramzi A. Dabbagh and Nawal A. Dabbagh on August 24, 2010; and
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 Exemption No. _____. Explanation, if required: _____. (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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$433,000.00.
 - (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 X 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: \$1,602.10 stamps based upon \$433,000.00
 - (a) \$433,000.00 the amount listed in item 4 above.
 - (b) \$ N/A the amount listed in Item 5 above (no amount place zero).
 - (c) \$433,000.00 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 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.

Charleston Regional Investments, LLC

SWORN to this 23rd day of August, 2010.

By: _____

Its: Authorized Manager

Notary Public for North Carolina

My Commission Expires: 3-17-2012