

**Berkeley County
Cynthia B. Forte
Register of Deeds** 00000453 Vol: 9265 Pg: 166
Moncks Corner 294616120



53 2012 00000453

Instrument Number: 2012- 00000453

As

Deed**Recorded On:** January 09, 2012**Parties:** FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHARLESTON

To

MF CAROLINA PROPERTIES LLC

Recorded By: MOUNTAIN ASSET MANAGEMENT**Num Of Pages:** 5**Comment:****** Examined and Charged as Follows: ****

Deed	10.00				
Recording Charge:	10.00				
		Consideration			
		Amount	RS#/CS#		
Deed Tax	Tax Amount	2,336.55	631,387.00	D 6291	
					Deed County Tax 694.65
				Deed State Tax	1,641.90
Tax Charge:	2,336.55				

RECEIVED

Jan 09, 2012

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: 2012- 00000453
Receipt Number: 355468
Recorded Date/Time: January 09, 2012 12:52:18P
Book-Vol/Pg: Bk-R VI-9265 Pg-166
Cashier / Station: O Howell / Cash Station 6

MOUNTAIN ASSET MANAGEMENT
TIM STOKER
5270 WEST 84TH ST STE 205
MINNEAPOLIS MN 55437



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
COUNTY OF **Berkeley**)

**TITLE TO REAL ESTATE
(SPECIAL WARRANTY)**

KNOW ALL MEN BY THESE PRESENTS, that, **First Federal Savings and Loan Association of Charleston** ("Grantor"), for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** to it in hand paid at and before the sealing of these presents by **MF Carolina Properties LLC, a Delaware Limited Liability Company** ("Grantee"), in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does, subject to all covenants, restrictions and easements of record (the "Permitted Exceptions"), grant, bargain, sell and release unto the said MF Carolina Properties LLC, a Delaware Limited Liability Company, his/her/their/its heirs/successors and assigns, the following described property, to-wit:

See Exhibit "A" attached hereto.

Grantee's Address: c/o Mountain Asset Management Group, LLC
5270 W 84th Street, Suite 205
Minneapolis, MN 55437

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

TO HAVE AND TO HOLD, subject to the Permitted Exceptions, all and singular, the said premises before mentioned unto the said Grantee, his/her/their/its heirs/successors and assigns forever.

AND, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the said Grantee, his/her/their/its heirs/successors and assigns, against itself and its successors and assigns lawfully claiming, or to claim the same or any part thereof.

WITNESS its hand and seal this 1st day of November, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

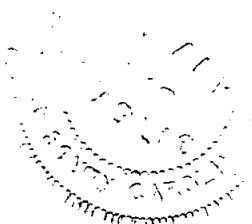
[Signature]
(First Witness signs here)
(L.S.)

Donna E. Kellahan
(Second Witness or Notary signs here)

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF CHARLESTON

By: [Signature]

Its: SUP - Pin. Special Assets



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

THE foregoing instrument was acknowledged before me by First Federal Savings and Loan Association of Charleston by Michael K. Connolly, its SVP-Dir Special Assets, this 1st day of November, 2011.

Donna E. Kellahan (L.S.)
Notary Public for South Carolina
My Commission Expires: 11-16-2019

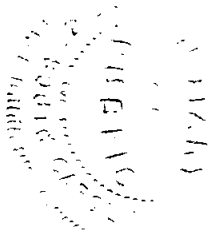


Exhibit "A"

(Description of Property)

ALL that piece, parcel or tract of land, lying and being in Berkeley County, South Carolina and known and designated as containing 181.366 acres, as shown on that certain plat entitled "SUBDIVISION SURVEY OF 181.366 AC A PORTION OF TMS 207-00-01-056 MEADWESTVACO FORESTRY LLC LOCATED IN THE NEW HOPE AREA BERKELEY COUNTY, SOUTH CAROLINA" prepared by Paul C. Lawson, Jr. dated September 18, 2006 and recorded October 26, 2006 and filed in the Register of Deeds Office for Berkeley County in Plat Book R, Page 189-B; said tract of land having such actual size, shape, dimensions, buttings and boundings as shown on said plat, reference to which is hereby made for a more complete description.

BEING the same property conveyed to First Federal Savings and Loan Association of Charleston, by deed of Burbage Smoak, dated September 19, 2011, and recorded October 4, 2011, in Book 9125 at Page 168, in the ROD Office for Berkeley County, South Carolina.

TMS# 207-00-01-104

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

Date of Transfer of Title
OCTOBER 27, 2011

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 First Federal Savings and Loan Association of Charleston to MF Carolina Properties LLC, a Delaware Limited Liability Company on OCTOBER 27, 2011.
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 (Exemption # _____)
(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 \$631,387.
 - (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) \$631,387 the amount listed in item 4 above
 - (b) 0 the amount listed in item 5 above (no amount place zero)
 - (c) \$631,387 Subtract Line 6(b) from Line 6(a) and place the result.

DEED RECORDING FEE DUE - \$ 2,336.13
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: SVP of Grantor.
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 1st
day of November, 2011Donna E. Kellahan
Notary Public for South Carolina
My Commission Expires: 11-16-2019

Affiant's Signature

Print Name:

Title:

Michael R. Connolly
SVP - Dir. Special Assets