

00027715 Vol: 9795 Pg: 167



53 2012 00027715

Instrument Number: 2012- 00027715

**As
Deed**

Recorded On: November 15, 2012

Parties: FOXBANK INDUSTRIAL PARK LLC
To
LIGHTHOUSE INVESTMENTS LLC

Recorded By: BRADSHAW & COMPANY LLC

Num Of Pages: 5

Comment:

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

Deed	10.00
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Recording Charge: 10.00

	Tax Amount	Consideration Amount	RS#/CS#		
Deed Tax	3,422.50	925,000.00	D 12159	Deed County Tax	1,017.50
				Deed State Tax	2,405.00

Tax Charge: 3,422.50

RECEIVED

Nov 15, 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:

Document Number: 2012- 00027715
Receipt Number: 402223
Recorded Date/Time: November 15, 2012 11:17:20A
Book-Vol/Pg: Bk-R VI-9795 Pg-167
Cashier / Station: H Sexton / Cash Station 2

Record and Return To:

BRADSHAW & COMPANY LLC
ATTN: 12-0237.JCO
147 WAPPOO CREEK DR SUITE 605
CHARLESTON SC 29412



Cynthia B. Lorte

Cynthia B Forte - Register of Deeds

WHEREAS, at a meeting of the Manager and Members of Foxbank Industrial Park, LLC, a SC limited liability company, duly called and held, it was unanimously resolved that the property hereinbelow described be conveyed to the Grantee(s) herein for the consideration hereinafter shown and that Frederick H. Renken, as its Manager, be and is authorized to execute this deed of conveyance on behalf of the said entity as its act and deed.

STATE OF SOUTH CAROLINA

)

TITLE TO REAL ESTATE

COUNTY OF BERKELEY

)

KNOW ALL MEN BY THESE PRESENTS, that **Foxbank Industrial Park, LLC, a SC limited liability company**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **Nine Hundred Twenty-Five Thousand and No/100s (\$925,000.00) DOLLARS, and Subject to the Restrictions, Easements, and Limitations as hereinafter set forth, if any**, to the Grantor paid by **Lighthouse Investments, LLC, a SC limited liability company**, has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **Lighthouse Investments, LLC, a SC limited liability company** (hereinafter whether singular or plural the "Grantee"), its Successors and Assigns, forever, in fee simple, the following described property, to-wit:

A FORTY-FIVE (45%) PERCENT INTEREST IN AND TO ALL that certain piece, parcel or tract of land in Berkeley County, State of South Carolina, being located on U. S. Highway No. 52 Alternate near Strawberry Road and being shown on a plat prepared by Sigma Engineers, Inc. dated December 5, 1984, recorded in the RMC. Office for Berkeley County, South Carolina, in Cabinet E at Page 393, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a CM on the southeasterly side of U. S. Highway No. 52 Alternate and running thence with the line of Tract C S. 8656'43" E. 1112.77 feet to an IO on S. C. L. Railroad; thence with the right of way of S. C. L. Railroad S. 0922'30" W. 1237.22 feet to an IO; thence with line of Standard Warehouse N. 8037'30" W. 705.00 feet to an IO; thence S. 0922'30" W. 100.00 feet to CM; thence along line of Tract A N. 8037'30" W. 412.89 feet to a CM on the southeasterly side of U. S. Highway No. 52 Alternate, said point being located 3,219.92 feet northeast of the right of way of Strawberry Road; thence with the southeasterly edge of U. S. Highway No. 52 Alternate N. 0956'08" E. 1214.77 feet to a CM, the beginning corner, containing 30.94 acres, more or less.

FURTHER shown on a plat entitled "PLAT OF A 30.94 ACRE TRACT OF LAND, A PORTION OF FOXBANK PLANTATION, LOCATED IN ST. JOHNS

AND EUTAW TAX DISTRICT, BERKELEY COUNTY, SOUTH CAROLINA".
By Stephens Engineering, Inc., dated October 11, 2000 and recorded on
October 11, 2000 in Plat Cabinet O at Page 302-A.

SUBJECT to any and all Restrictions, Covenants, Conditions, Easements
and/or Rights of Way, and all other matters affecting subject property, of
record in the Office of the RMC for Berkeley County, South Carolina.

THIS being the same property as conveyed to Foxbank Industrial Park,
LLC, by Deed of Sea Fox Boat Company, Inc., dated August 11, 2009 and
duly recorded in the Office of the RMC for Berkeley County, South
Carolina, in Book 8074 at Page 0061.

TMS No's.: 1970001006

Tax District: 8

**Grantees' Address: 1515 Fairway Drive
Charleston, SC 29412**

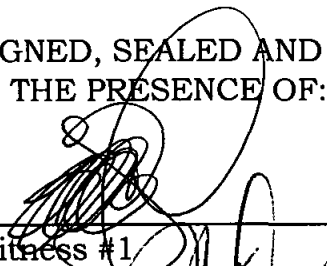
Together with all and singular the rights, members, hereditaments and
appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned
unto the said Grantee(s), **Lighthouse Investments, LLC, a SC limited liability
company**, its Successors and Assigns forever.

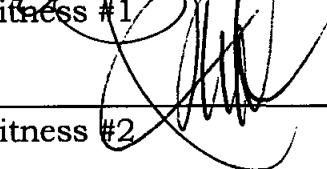
And the Grantor does hereby bind the Grantor and the Grantor's Successors and
Assigns, to warrant and forever defend all and singular the said premises unto the said
Grantee hereinabove named and the Grantee's Successors and Assigns against the
Grantor and the Grantor's Successors and Assigns and against every person
whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this **13TH** day of **November** in the year of our Lord Two Thousand Twelve (2012) and in the Two Hundred Thirty-Seventh (237) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:




Witness #1



Witness #2

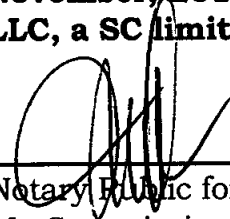
Foxbank Industrial Park, LLC
a SC limited liability company

BY:  (seal)
Frederick H. Renken
ITS: **Manager**

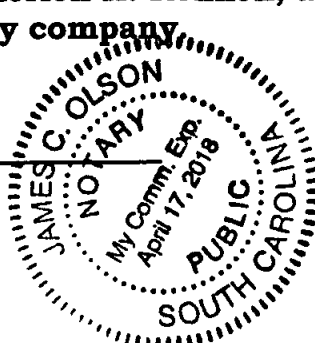
STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this **13TH** day of **November, 2012**, by **Frederick H. Renken, as Manager of Foxbank Industrial Park, LLC, a SC limited liability company**.



Notary Public for
My Commission expires:



Lighthouse / 12-0237

STATE OF SOUTH CAROLINA

Date of Transfer of Title

COUNTY OF Berkeley

)
) AFFIDAVIT
)

November 13, 2012

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 Foxbank Industrial Park, LLC a SC limited liability company TO Lighthouse Investments, LLC a SC limited liability company ON 11/13/12.
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 n/a) (Explanation, if required: n/a 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) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 925,000.00
 - (b) _____ The fee is computed on the fair market value of the realty, which is n/a
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X 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.
6. The DEED Recording Fee is computed as follows:
 - (a) \$925,000.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$925,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. Check if Property other than Real Property is being transferred on this Deed:
 - (a) _____ Mobile Home
 - (b) _____ Other: _____
9. 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
11/13/12

Notary Public for South Carolina
My Commission expires: _____

Grantor, Grantee or Legal Representative
Connected with this Transaction

ERIC J. BRADSHAW as Closing Attorney
Print or Type Name Here

12-0237.JCO

