

Berkeley County
Cynthia B. Forte
Register of Deeds 00031275 Vol: 9870 Pg: 117
Moncks Corner 294616120



53 2012 00031275

Instrument Number: 2012- 00031275

As
Deed

Recorded On: December 31, 2012

Parties: HORIZON MANAGEMENT LLC
To
GH SUMMERVILLE LLC

Recorded By: NEXSEN PRUET LLC

Num Of Pages: 5

Comment:

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

Deed		10.00				
Recording Charge:		10.00				
	Tax Amount	Consideration Amount	RS#/CS#			
Deed Tax	8,658.00	2,340,000.00	D 12946		Deed County Tax	2,574.00
				Deed State Tax	6,084.00	
Tax Charge:	8,658.00					

RECEIVED

Dec 31, 2012

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 Register of Deeds Office For: Berkeley County, SC

File Information:

Record and Return To:

Document Number: 2012- 00031275
Receipt Number: 408024
Recorded Date/Time: December 31, 2012 01:17:56P
Book-Vol/Pg: Bk-R VI-9870 Pg-117
Cashier / Station: O Howell / Cash Station 6

NEXSEN PRUET LLC
ATTORNEY AND COUNSELORS AT LAW
PO BOX 486
CHARLESTON SC 29402-9942



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Horizon Management, LLC, a South Carolina limited liability company, (hereinafter called "Grantor"), in the State aforesaid, for and in consideration of the sum of Ten Dollars and No/100ths Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid at and before the sealing of these presents by GH Summerville, LLC, a South Carolina limited liability company, (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 easements, conditions and restrictions of record, including real estate property taxes which are not yet due or payable (collectively, the "Permitted Exceptions"), unto the Grantee, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH all and singular the Rights, Members, Hereditaments and Appurtenances to the Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the Property before mentioned, unto the Grantee, and Grantee's successors and assigns, forever.

AND, subject to the Permitted Exceptions, the said Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular the said Property unto the said Grantee, its successors and assigns forever, 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.

Grantee's Address:
P. O. Box 389
Gramling, SC 29348

IN WITNESS WHEREOF, the Grantor has affixed its Hand and Seal this 21 day of December, 2012.

Signed, Sealed and Delivered
In the Presence Of:

Horizon Management, LLC

[Signature]
W. Maria Murrain

By: [Signature]
Name: Lloyd A. Pearson
Its: Managing Member

STATE OF South Carolina)
COUNTY OF Charleston)

ACKNOWLEDGMENT

I, Arthur Spots Morton (Notary Public), do hereby certify that Horizon Management, LLC, by Lloyd A. Pearson, its Managing Member, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 21 day of December, 2012.

[Signature]
Notary Public for South Carolina
My Commission Expires: 10-17-2018

Exhibit "A"
Description of Property

ALL that certain piece, parcel or tract of land situate, lying and being in Berkeley County, South Carolina, and being more particularly shown and described, and including the land shown as 50' R/W Proposed Street, on the plat thereof prepared by R. B. Cuthbert, RLS, dated December 3, 1966, and recorded in the Office of the Register of Deeds for Berkeley County, South Carolina, in Plat Book S at Page 38. For a more detailed description as to courses, distances, metes and bounds, reference may be made to said plat of record.

Being the same property conveyed to Horizon Management, LLC by deed of O.J. Storbel a/k/a O. J. Stroble dated October 26, 1995 and recorded in the Berkeley County Register of Deeds Office in Deed Book 762, Page 183 on November 9, 1995.

TMS No. 232-00-00-047

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

AFFIDAVIT

Date of transfer of title
Closing Date: December __, 2012

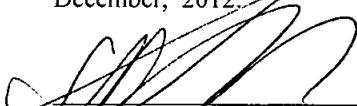
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The Property is being transferred by Horizon Management, LLC to GH Summerville, LLC on December __, 2012.
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 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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$2,340,000**.
 - (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) **\$2,340,000.00** the amount listed in item 4 above.
 - (b) \$_____ the amount listed in Item 5 above (no amount place zero).
 - (c) **\$2,340,000.00** 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: Grantor/Grantee/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 tot he estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who wilfully 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 this 21 day of
December, 2012.



Grantor, Grantee or Legal Representative



Notary Public for the State of South Carolina
My Commission Expires: 10-17-2018
(Affix Notary Seal or Stamp)