

Berkeley County
Cynthia B. Forte
Register of Deeds 00002099 Vol: 9916 Pg: 156
Moncks Corner 294616120



53 2013 00002099

Instrument Number: 2013- 00002099

As
Deed

Recorded On: January 24, 2013**Parties:** MWV-SHEEP ISLAND LLC

To

RG-MWV OFFICE I LLC

Billable Pages: 1**Recorded By:** WOMBLE CARLYLE SANDRIDGE & RICE LLP**Num Of Pages:** 6**Comment:** RG-MWV OFFICE I LLC**** Examined and Charged as Follows: ****

Deed 11.00

Recording Charge: 11.00

	Tax Amount	Consideration Amount	RS#/CS#		
Deed Tax	5,607.35	1,515,500.00	D 13405	Deed County Tax	1,667.05
				Deed State Tax	3,940.30

Tax Charge: 5,607.35

RECEIVED

Jan 24, 2013

ASSESSOR
 BERKELEY COUNTY SC
 JANET B. JURDSKO
 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: 2013- 00002099

WOMBLE CARLYLE SANDRIDGE & RICE LLP

Receipt Number: 411552

PO BOX 999

Recorded Date/Time: January 24, 2013 10:28:49A

CHARLESTON SC 29402

Book-Vol/Pg: Bk-R VI-9916 Pg-156

Cashier / Station: S Ritter / Cash Station 11



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

Return to:

Womble Carlyle Sandridge & Rice, LLP
P. O. Box 999
Charleston, SC 29402-0999

00002099 Vol: 9916 Pg: 157

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **MWV-SHEEP ISLAND, LLC**, a Delaware limited liability company, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to it in hand paid at and before the sealing of these Presents by **RG-MWV OFFICE I LLC**, a Delaware limited liability company, the receipt of which is hereby acknowledged, HATH GRANTED, bargained, sold and released, and by these presents DOTH GRANT, bargain, sell and release unto said **RG-MWV OFFICE I LLC**, a Delaware limited liability company, its successors, heirs and assigns forever, the "Premises" situated in Dorchester County, South Carolina, and hereafter further described in Exhibit "A" attached hereto subject to the Permitted Exceptions described in Exhibit "B".

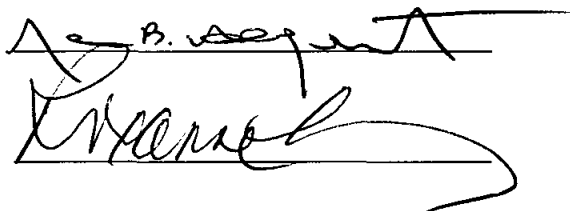
TOGETHER with all and singular the rights, members, hereditaments, easements, privileges and appurtenances to the Premises belonging or in anywise thereto incident or appertaining; and together with all buildings, structures and other improvements located thereon.

TO HAVE AND TO HOLD, all and singular the Premises before mentioned unto said **RG-MWV OFFICE I LLC**, a Delaware limited liability company, its successors, heirs and assigns forever.

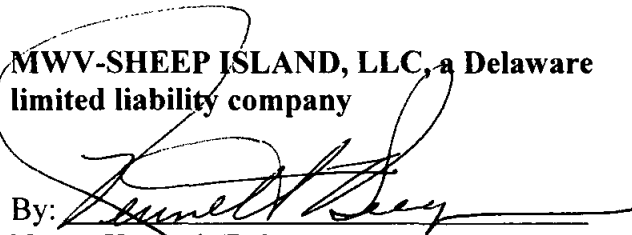
And **MWV-SHEEP ISLAND, LLC**, doth hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the Premises unto **RG-MWV OFFICE I LLC**, a Delaware limited liability company, its successors, heirs and assigns, against itself and its successors and assigns lawfully claiming or to claim the same or any part thereof by, through or under **MWV-SHEEP ISLAND, LLC**.

IN WITNESS WHEREOF, **MWV-SHEEP ISLAND, LLC**, a Delaware limited liability company, has caused these Presents to be executed in its name by Kenneth T. Seeger, its President, as of the 18 day of January in the year of Our Lord Two Thousand Thirteen in the Two Hundred and Thirty-Seventh Year of the Sovereignty and Independence of the United States of America.

Signed and Delivered
in the Presence of



**MWV-SHEEP ISLAND, LLC, a Delaware
limited liability company**

By: 
Name: Kenneth T. Seeger
Title: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

ACKNOWLEDGMENT

I, Roxanne Manning, a Notary Public for South Carolina do hereby
certify that Kenneth T. Seeger, as President of **MWV-SHEEP ISLAND, LLC**, personally
appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 18 day of January, 2013.

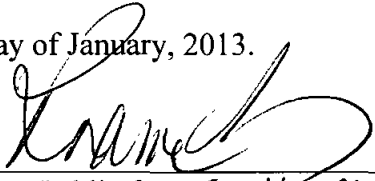

_____(SEAL)
Notary Public for South Carolina
My commission expires: 2/22/20

Exhibit "A"
Legal Description

ALL that certain piece, parcel or lot of land, situate, lying and being in Berkeley County, South Carolina, known and designated as New "Lot 1A" containing 264,073 sq ft, 6.062 acres (NEW TOTAL) on a Subdivision Plat entitled, "NEW "LOT 1A", NEW "LOT 1B" OF NEXTON SHOWING THE CREATION OF NEW "LOT 1A", NEW "LOT 1B", ADJUSTMENT OF TRACT X, TRACT Y & MWV CDLM TRACT AND A NEW VARIABLE WIDTH ACCESS EASEMENT & MULTIPLE UTILITY EASEMENT OWNED BY MWV-SHEEP ISLAND, LLC & MWV COMMUNITY DEVELOPMENT AND LAND MANAGEMENT, LLC LOCATED IN THE TOWN OF SUMMERVILLE AND BERKELEY COUNTY, SOUTH CAROLINA", made by Johnathan F. Burns S.C.P.L.S. No. 22742, of GPA Professional Land Surveyors, dated November 02, 2012, recorded in the Register of Deeds for Berkeley County in Plat Cabinet P at Page 269P on January 17, 2013. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

Being a portion of the property conveyed to MWV-Sheep Island, LLC by the following deeds:

- 1) Deed of Sam Singletary dated November 23, 2010 and recorded in the ROD Office for Berkeley County on November 23, 2010 in Book 8715 at Page 184;
- 2) Deed of Tarrant Properties, LP dated December 11, 2009 and recorded in the ROD Office for Berkeley County on December 11, 2009 in Book 8249 at Page 139; and
- 3) Deed of MWV Community Development and Land Management, LLC, a Delaware limited liability company dated May 17, 2011 and recorded on May 17, 2011 in the ROD Office for Berkeley County in Book 8937 at Page 166.
- 4) Deed of South Carolina Department of Transportation September 9, 2011 and recorded on September 20, 2011 in the ROD Office for Berkeley County in Book 9104 at Page 7.

TMS Number: _____

Grantee's Address: 1221 Avenue of the Americas
New York, NY 10020

Exhibit "B"
Permitted Encumbrances

1. All liens for taxes, assessments, both general and special, and other governmental charges which are not yet due and payable.
2. All applicable building codes and zoning ordinances and other laws, ordinances, regulations, rules, orders or determinations of any federal, state, county, municipal or other governmental authority heretofore, now or hereafter enacted, made or issued by any such authority affecting the Premises.
3. All applicable electric power, telephone, gas, sanitary sewer, storm sewer, water and other utility lines, pipelines, service lines and facilities of any nature now located on, over or under the Premises provided the easement area reserved or conveyed in connection with any of the foregoing is reasonably related to the existing facilities now in existence.
4. All encroachments, overlaps, and boundary line disputes, and other similar matters not of record which would be disclosed by an accurate survey or inspection of the Premises.
5. Development and use restrictions and conditions imposed by Federal, State, and local laws with respect to those portions of the property designated as "wetlands".
6. Rights of others in and to the use of any drains or ditches located over, across, in or under the Premises and rights to enter upon the Premises to maintain the same.
7. Terms and conditions of Charter for Nexton Commercial Properties, dated January 18 2013, recorded January 18, 2013, in the ROD Office for Berkeley County in Book 9906 at Page 171.
8. Terms and conditions of Declaration of Easements and Covenant to Share Costs for Nexton dated January 18, 2013, recorded January 18, 20013, in the ROD Office for Berkeley County in Book 9906 at Page 285.

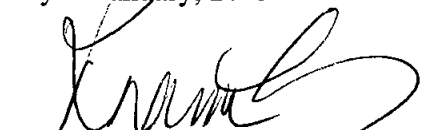
STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

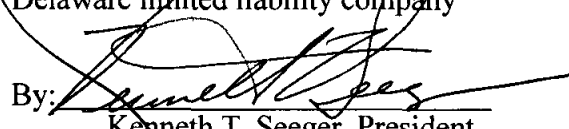
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred **BY** MWV Sheep Island, LLC, a Delaware limited liability company **TO** RG-MWV Office I LLC, a Delaware limited liability company, a Delaware limited partnership **ON** January 18, 2013.
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 #_____) (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 \$_____.
 - (b) x The fee is computed on the fair market value of the realty which is \$1,515,500.00.
 - (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 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 \$_____.
6. The DEED Recording Fee is computed as follows:
 - (a) \$1,515,500.00 the amount listed in item 4 above
 - (b) \$0.00 the amount listed in item 5 above (no amount place zero)
 - (c) \$1,515,500.00 Subtract Line 6(b) from Line 6(a) and place the results.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantor
8. 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 18
day of January, 2013


(SEAL)
Notary Public for South Carolina
My Commission Expires: 2/22/00

MWV-SHEEP ISLAND, LLC, a
Delaware limited liability company

By: 
Kenneth T. Seeger, President
Grantor