

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

00026872 Vol:10415 Pg: 194



53 2013 00026872

Instrument Number: 2013- 00026872

Recorded On: October 07, 2013 **As Deed**

Parties: CHARLESTON REGIONAL INVESTMENTS LLC
To
PHIL-CO ENTERPRISES INC

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	1,169.20	315,861.40	D 18849		
				Deed State Tax	821.60
					Deed County Tax 347.60
Tax Charge:	1,169.20				

RECEIVED

Oct 07, 2013

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: 2013- 00026872
Receipt Number: 450432
Recorded Date/Time: October 07, 2013 01:55:03P
Book-Vol/Pg: Bk-R VI-10415 Pg-194
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 **Charleston Regional Investments, LLC**, a North Carolina limited liability company, (hereinafter called "**Grantor**"), in the State aforesaid, for and in consideration of the sum of Three Hundred Fifteen Thousand Eight Hundred Sixty-One and 40/100ths Dollars (\$315,861.40) to Grantor in hand paid at and before the sealing of these presents by **PHIL-CO ENTERPRISES, INC.**, a North Carolina corporation (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 limitations, covenants, easements, conditions and restrictions set forth in Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), unto the said **PHIL-CO ENTERPRISES, INC.**, a North Carolina corporation, a 4.038424% undivided interest, in and to the following described property, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE FOR A FULL AND
COMPLETE LEGAL DESCRIPTION OF THE PROPERTY
BEING CONVEYED (THE "PROPERTY" OR "PREMISES")**

Grantee's Address: P.O. Box 658, Mars Hill, NC 28754

TMS# 267-00-00-143

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the Premises before mentioned, unto the Grantees, and Grantees' heirs, successors and assigns, forever.

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.

IN WITNESS WHEREOF, the Grantor has affixed its Hand and Seal this 2nd day of October, 2013.

Signed, Sealed and Delivered
In the Presence Of:

Charleston Regional Investments, LLC

Amber Deal
Trace Smithwick

By: [Signature]
Name: Charles W. Archerd
Title: Authorized Manager

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Suzanne G. Winkler (Notary Public), do hereby certify that Charleston Regional Investments, LLC, a North Carolina limited liability company, by Charles W. Archerd, its Authorized Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 2nd day of October, 2013.



Suzanne G. Winkler
Notary Public for North Carolina
My Commission Expires: 11/05/2013

EXHIBIT "A"

An undivided 4.038424% interest 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 Shoreline Partners II, LLC dated December 23, 2008 and recorded in the Register of Deeds Office for Berkeley County in Book 7696, Page 216.

Exhibit B
Permitted Exceptions

1. Real property taxes and assessments for the calendar year of 2013 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 177, Berkeley County Registry.

STATE OF SOUTH CAROLINA)

AFFIDAVIT

Date of transfer of title

COUNTY OF BERKELEY)

Closing Date: October 2, 2013

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 Phil-Co Enterprises, Inc., a North Carolina corporation on October 2, 2013; 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 \$315,861.40.
 - (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: \$1,185.85 stamps based upon \$315,861.40
 - (a) \$315,861.40 the amount listed in item 4 above.
 - (b) \$N/A the amount listed in Item 5 above (no amount place zero).
 - (c) \$315,861.40 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 2nd day of October, 2013.By: 

Its: Authorized Manager

Susan Wilson Mucci

Notary Public for North Carolina

My Commission Expires: 8/12/2018

SUSAN WILSON MUCCI
NOTARY PUBLIC
BUNCOMBE CO., N.C.