

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2024009532		
Receipt Number:	318781	Return To:	DODDS HENNESSY & STITH
Recorded As:	DEED		1012 EWALL STREET STE A
Recorded On:	April 01, 2024		MT. PLEASANT, SC, 29464
Recorded At:	02:51:59 PM	Received From:	DODDS HENNESSY & STITH
Recorded By:	WK08	Parties:	
Book/Page:	RB 4819: 865 - 871		Direct- BRIDGEVIEW PROPERTIES LLC
Total Pages:	7		Indirect- PORT CITY CENTRE 311 LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$4,895,000.00
County Tax:	\$5,384.50
State Tax:	\$12,727.00
Tax Charge:	\$18,111.50



RECEIVED

APR 01, 2024

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Doc: 2024009532
Total Pages: 7

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name as of this 22nd day of March, 2024, *but effective as of March 26, 2024*

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

BRIDGEVIEW PROPERTIES, LLC,
a South Carolina limited liability company

Betty Mohl
Witness #1

By: F&S Management, LLC
Its: Manager

Chun P. Chell
Witness #2

By: Charles H. Wendell (SEAL)
Name: Charles H. Wendell
Title: Manager

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Charles H. Wendell, Manager of F&S Management, LLC, as manager of Bridgeview Properties, LLC, a South Carolina limited liability company, appeared before me this day and acknowledged the due execution of the foregoing instrument, on behalf of said company.

WITNESS my hand and seal this 22nd day of March, 2024.

Christopher T. Colwell (SEAL)
Notary Printed Name: Christopher T. Colwell
Notary Public for the State of SC
My commission expires: 9-13-33
[Affix Seal]

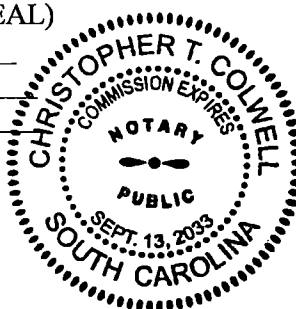


EXHIBIT "A"**Legal Description**

All that certain piece, parcel, or tract of land, with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, being shown and designated as "TMS #207-00-01-136 PARCEL 3 BRIDGEVIEW PROPERTIES, LLC NEW ACREAGE 296,961 SF 6.82 AC" on that certain plat entitled, "A PROPERTY LINE ADJUSTMENT PLAT OF PORT CITY CENTRE TMS #207-00-01-139, TMS #207-00-01-136, & TMS #207-00-01-135, OWNED BY PORT CITY CENTRE POA, INC, BRIDGEVIEW PROPERTIES, LLC & PCC CHARLESTON, LLC LOCATED NEAR THE TOWN OF SUMMERVILLE BERKELEY COUNTY, SOUTH CAROLINA," prepared by Southeastern Land Surveying LLC, dated May 25, 2023, last revised November 21, 2023, and recorded December 18, 2023 in the ROD Office for Berkeley County as Plat Instrument Numbers 2023038172 and 2023038173. Said parcel having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

Together with non-exclusive easement rights to Port City Centre Drive New Variable Width Private R/W to be Added to TMS# 207-00-01-139 (Private Right-of-Way Includes Ingress/Egress Easement) New Acreage 193.349 SF 4.44 AC shown on the plat recorded in the ROD Office for Berkeley County as Instrument Number 2024004207 and the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Book 4168 at Page 565, a duplicate original of which was recorded in Book 4174 at Page 827.

TMS No. 207-00-01-136

EXHIBIT "B"**Permitted Exceptions**

1. Taxes and assessments for the year 2024 and all subsequent years, which are a lien, but are not yet due and payable.
2. Declaration of Covenants, Conditions, Restrictions, and Easements recorded March 4, 2022 in Book 4168, Page 565, in the Office of the ROD for Berkeley County, South Carolina, and also recorded March 10, 2022 in Book 4174, Page 827, in the Office of the ROD for Berkeley County, South Carolina.
3. Easement to South Carolina Public Service Authority recorded in Book C152 at Page 060, in the Office of the Register of Deeds for Berkeley County, South Carolina.
4. Hold Harmless Agreement to Berkeley County recorded March 10, 2022 in Book 4174, Page 822, in the Office of the ROD for Berkeley County, South Carolina.
5. Right of Way Easement to South Carolina Electric & Gas Company recorded May 3, 2018 in Book 2737, Page 287, in the Office of the ROD for Berkeley County, South Carolina.
6. Stormwater Maintenance Agreement with Berkeley County, South Carolina recorded in Book 3224, Page 627, in the Office of the ROD for Berkeley County, South Carolina
7. Stormwater Maintenance Agreement with Berkeley County, South Carolina recorded in Book 2452, Page 124, in the Office of the ROD for Berkeley County, South Carolina.
8. Stormwater Maintenance Agreement with Berkeley County, South Carolina recorded in Book 2890, Page 702, in the Office of the ROD for Berkeley County, South Carolina
9. Stormwater Maintenance Agreement with Berkeley County, South Carolina recorded in Book 2890, Page 707, in the Office of the ROD for Berkeley County, South Carolina.
10. Bill of Sale to Berkeley County Water and Sanitation recorded September 11, 2019 in Book 3130, Page 1, in the Office of the ROD for Berkeley County, South Carolina.
11. Title to Sewer System to Berkeley County Water and Sanitation recorded September 11, 2019 in Book 3130, Page 5, in the Office of the ROD for Berkeley County, South Carolina.
12. Title to Water System to Berkeley County Water and Sanitation recorded September 11, 2019 in Book 3130, Page 9, in the Office of the ROD for Berkeley County, South Carolina.
13. Subject to the following matters shown on Plat Instrument Number 2024004207, aforesaid records:
 - a. Ex. 20' Private Drainage Easement Instrument #2019023657;
 - b. Ex. 20' Private Drainage Easement Instrument #2022009785;
 - c. Ex. Variable Width BCWS Utility Easement Instrument #2023038172-2023038173.
14. Right of Way Easement to Berkeley Electric Cooperative, Inc., recorded April 14, 2023 in Book 4532, at Page 295, in the ROD for Berkeley County, South Carolina.

15. Location of 50' Landscape Buffer, 20' Arterial Road Overlay Landscape Buffer, 18' Landscape Buffer shown on Plat Instrument Numbers 2019023656 through 2019023659, aforesaid records.

AS TO THE EASEMENT PARCEL:

16. Grant of Perpetual Exclusive Easement to Berkeley County appearing of record in Book 3130, page 13, aforesaid records (shown and described as 20' BCWS Utility Easement on Plat Instrument Numbers 2019023656, 2019023657, 2019023658, and 2019023659 - the remaining easements having been abandoned per Plat Instrument Numbers 2022009784 through 2022009788).
17. Right of the public to use the drainage easements and rights-of-way shown on that certain Plat Instrument Number 2024004207, aforesaid records, but excluding any private drainage easement or private right-of-way shown on the aforesaid plat and intended for private use.
18. Reciprocal Access and Utilities Easement Agreement appearing of record in Book 4101, page 80, aforesaid records.
19. Berkeley County Stormwater Management Program Covenants for Permanent Maintenance of Stormwater Systems appearing of record in Book 4332, page 512, aforesaid records. (Port City Centre-Roadway Extension)
20. Subject to the following matters shown on Plat Instrument Number 2024004207, aforesaid records:
 - a. Ex. Private 25' Drainage Easement Instrument #2023038172-2023038173;
 - b. Ex. Public 40' Drainage Easement Instrument #2023038172-2023038173;
 - c. New Variable Width BCWS Utility Easement 43,331 SF 0.99 AC;
 - d. New 5' Private Utility Easement

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

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

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located in Berkeley County, and is identified as TMS# 207-00-01-136, was transferred by Bridgeview Properties, LLC to Port City Centre 311, LLC on this day 20 of March, 2024.
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 distribution to a trust beneficiary.
 - c. _____ EXEMPT from the deed recording fee because (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. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$4,895,000.00.
 - 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 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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. \$4,895,000.00 the amount listed in item 4 above
 - b. \$ _____ the amount listed in item 5 above (no amount place zero)
 - c. \$ _____ subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: 18,111.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
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 20 day of
March, 2024

Notary Public for SC

Notary Print Name: Christopher T. Colwell

My Commission expires: 9-13-33

BRIDGEVIEW PROPERTIES, LLC,
a South Carolina limited liability company

By: F&S Management, LLC

Its: Manager

By: Charles H. Wendell (SEAL)

Name: Charles H. Wendell

Title: Manager

