

CYNTHIA B FORTE  
BERKELEY COUNTY  
REGISTER OF DEEDS

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

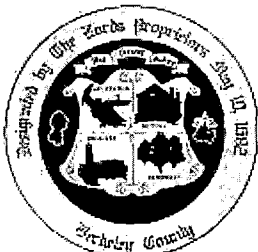
\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2024009533		
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:	02:52:00 PM	Received From:	DODDS HENNESSY & STITH
Recorded By:	WK08	Parties:	
Book/Page:	RB 4819: 872 - 876		Direct- BRIDGEVIEW PROPERTIES LLC
Total Pages:	5		Indirect- PORT CITY CENTRE 311 LLC

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$15.00  
Exempt  
Tax Charge: \$0.00



RECEIVED

APR 01, 2024

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

After Recording Return To:  
Derek Wisniewski, Esq.  
Kirk, Palmer & Thigpen PA  
1300 Baxter Street, Suite 300  
Charlotte, NC 28204

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF BERKELEY                )               QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **BRIDGEVIEW PROPERTIES, LLC**, a South Carolina limited liability company (hereinafter called "Grantor"), in the State aforesaid, for and in consideration of the sum of FIVE AND 00/100 DOLLARS (\$5.00), to it in hand paid at and before the sealing of these presents by **PORT CITY CENTRE 311, LLC**, a South Carolina limited liability company (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim unto the Grantee, its successors and assigns forever, any and all of its right, title and interest in the hereinafter described property (the "Premises"):

See Attached Exhibit "A" for Legal Description

Grantee's Address:                   233 Horton Grove Road, Fort Mill, SC 29715

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, the said Premises before mentioned, unto the Grantee, its successors and assigns forever.

[Remainder of Page Intentionally Left Blank]

Doc: 2024009533  
Total Pages: 5

WITNESS its Hand and Seal this 22<sup>nd</sup> day of March, 2024, *but effective as of March 20, 2024*

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

GRANTOR:

**BRIDGEVIEW PROPERTIES, LLC,**  
a South Carolina limited liability company

Betsy Mohr  
Witness #1

By: F&S Management, LLC  
Its: Manager

Chari D. Bell  
Witness #2

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

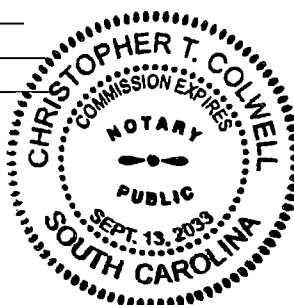
STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF CHARLESTON    )

**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 22<sup>nd</sup> 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 piece, parcel or tract of land, situate lying and being on the west side of Jedburg Road (S-8-16), Berkeley County, the state of South Carolina, being known as Parcel 3 and a portion of Port City Centre subdivision, tax map number 207-00-01-136, and shown on a plat by Southeastern Land Surveying, LLC entitled: "An ALTA/NSPS Land Title Survey of TMS #207-00-01-136, 311 Port City Centre Drive, Owned by Bridgeview Properties LLC, Located near the Town of Summerville, Berkeley County, South Carolina", and being more particularly described as follows:

Commencing from a point at the intersection of Jedburg Road (S-8-16) and Port City Centre Drive and proceeding S79°38'53"W, a distance of 70.31' to 5/8" rebar found on the western right-of-way of Jedburg Road and the southern right-of-way of Port City Centre Drive, being the Point of Beginning; thence leaving the right-of-way of Port City Centre Drive and following the western right-of-way of Jedburg Road, along a curve to the right having a radius of 1878.80', a chord bearing of S38°22'38"W, a chord length of 27.03' and an arclength of 27.03' to an existing 5/8" rebar; thence continuing along the western right-of-way of Jedburg Road, S51°25'16"E, a distance of 9.37' to an existing 5/8" rebar; thence continuing along the western right-of-way of Jedburg Road, S38°04'21"W, a distance of 787.39' to an existing 5/8" rebar; thence leaving the western right-of-way of Jedburg Road, N68°10'28"W, a distance of 331.42' to an existing 5/8" rebar; thence, S66°29'09"E, a distance of 51.41' to an existing 5/8" rebar; thence, S66°29'09"E, a distance of 50.00' to an existing 5/8" rebar; thence, N24°07'01"E, a distance of 614.25' to an existing magnetic nail, located on the southern right-of-way of Port City Centre Drive; thence turning along the southern right-of-way of Port City Centre Drive, along a curve to the right, having a radius of 800.00', a chord bearing of S76°46'39"E, a chord length of 131.37' and an arclength of 131.52' to an existing 5/8" rebar; thence continuing along the southern right-of-way of Port City Centre Drive S17°55'56"W, a distance of 12.92' to an existing 5/8" rebar; thence continuing along the southern right-of-way of Port City Centre Drive, along a curve to the right, having a radius of 960.00', a chord bearing of S67°41'06"E, a chord length of 74.32' and an arclength of 74.34' to an existing 5/8" rebar; thence continuing along the southern right-of-way of Port City Centre Drive S45°04'06"E, a distance of 29.88' to an existing 5/8" rebar; thence continuing along the southern right-of-way of Port City Centre Drive, along a curve to the right, having a radius of 950.00', a chord bearing of S60°45'53"E, a chord length of 99.86' and an arclength of 99.91' to an existing 5/8" rebar; thence continuing along the southern right-of-way of Port City Centre Drive, along a curve to the right, having a radius of 950.00', a chord bearing of S55°42'10"E, a chord length of 67.94' and an arclength of 67.96' to an existing 5/8" rebar; thence continuing along the southern right-of-way of Port City Centre Drive S53°39'12"E, a distance of 10.56' to an existing 5/8" rebar; thence continuing along the southern right-of-way of Port City Centre Drive, along a curve to the right, having a radius of 19.58', a chord bearing of S36°16'28"E, a chord length of 11.82' and an arclength of 12.00' to an existing 5/8" rebar located on the western right-of-way of Jedburg Road, being the Point of Beginning; and containing 6.82 acres within said bounds.

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 16 of March, 2024.
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 distribution to a trust beneficiary.
  - c. X EXEMPT from the deed recording fee because (Explanation, if required- quitclaim deed)  
(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. \_\_\_\_\_ 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. (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. \$ \_\_\_\_\_ 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: \_\_\_\_\_.
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 2nd day of  
March, 2024



Notary Public for \_\_\_\_\_

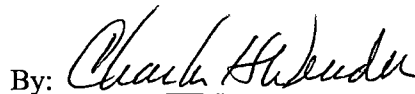
Notary Print Name: Christopher T. Colwell

My Commission expires: 9-13-23

**BRIDGEVIEW PROPERTIES, LLC,**  
a South Carolina limited liability company

By: F&S Management, LLC

Its: Manager

By:  (SEAL)

Name: Charles H. Wendell

Title: Manager

