

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 ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #:	2024019791	
Receipt Number:	326656	Return To:
Recorded As:	EREC-DEED	
Recorded On:	June 28, 2024	
Recorded At:	01:08:59 PM	Received From: SIMPLIFILE
Recorded By:	WK11	Parties:
Book/Page:	RB 4900: 516 - 520	Direct- SOUTH CAROLINA STATE PORTS AUTHORITY
Total Pages:	5	Indirect- BERKELEY COUNTY

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$4,000,000.00
Exempt Tax Charge:	\$0.00



RECEIVED

JUN 28, 2024

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Prepared by:
 Galloway Partners, LLC
 245 Seven Farms Drive, Suite 300
 Daniel Island, SC 29492

QUITCLAIM DEED

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF BERKELEY)	

KNOW ALL MEN BY THESE PRESENTS, that the **South Carolina State Ports Authority, an instrumentality of the State of South Carolina**, in consideration of **Four Million and No/100 (\$4,000,000.00) Dollars**, the receipt of which is hereby acknowledged, has granted, bargained, sold, quitclaimed and released, and by these presents does hereby grant, bargain, sell, quitclaim and release, subject to the easements, restrictions, reservations and conditions set forth below ("Exceptions"), unto **Berkeley County, a political subdivision of the State of South Carolina**, its successors and assigns, forever:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property of record in the Berkeley County Register of Deeds Office.

Tax Map #: 275-00-00-297, 275-00-00-298, 275-00-00-299, 275-00-00-300,
 275-00-00-301, 275-00-00-302, 275-00-00-303, 275-00-00-304,
 275-00-00-305

Property Address: North Island, Daniel Island, Berkeley County, SC

Grantee's Address: 1003 N. Hwy 52, Moncks Corner, SC 29461

Together with, subject to the above exceptions, all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining. To have and to hold, subject to the above exceptions, all and singular the premises before mentioned unto the grantee, and the grantee's successors and assigns, forever.

EXHIBIT A

All those certain pieces, parcels, or tracts of land situate, lying, and being on Daniel Island, in the City of Charleston, Berkeley County, South Carolina, being shown and designated as **Tract N-1**, measuring 105.958 acres, more or less, (which contains **Island A**, measuring 0.244 acres, more or less, **Island B**, measuring 0.359 acres, more or less, and **Island C**, measuring 0.800 acres, more or less, and **Island D**, measuring 0.554 acres), together with **Island E**, measuring 1.215 acres, more or less, **Island F**, measuring 0.077 acres, more or less, **Island G**, measuring 5.455 acres, more or less, and **Island H**, measuring 1.956 acres, more or less, on that certain plat prepared by F. Steven Johnson, Jr., PE & PLS, entitled "Plat Showing - The Subdivision of TMS No. 275-00-00-057 Known as the 'Northern' Tract, a Total of 595.242 Acres into Tract N-1, a 105.958 Acre Parcel and Tract N-2, a 489.284 Acre Parcel Owned by South Carolina State Ports Authority Located on Daniel Island in the City of Charleston, Berkeley County, South Carolina" dated June 22, 2018, and recorded April 24, 2019, in the Office of the Register of Deeds for Berkeley County as Instrument Numbers 2019013169 through 2019013173.

Derivation: This being a portion of the property conveyed to South Carolina State Ports Authority by the deed of the Harry F. Guggenheim Foundation, dated November 19, 1992, and recorded December 11, 1992, in the Office of the Register of Deeds for Berkeley County in Deed Book 206 at Page 306; and by deed of the Harry F. Guggenheim Foundation, dated June 18, 1997, and recorded June 25, 1997, in the Office of the Register of Deeds for Berkeley County in Deed Book 1092 at Page 335.

TMS # 275-00-00-297 – Tract N-1
TMS # 275-00-00-298 – Island A
TMS # 275-00-00-299 – Island B
TMS # 275-00-00-300 – Island C
TMS # 275-00-00-301 – Island D
TMS # 275-00-00-302 – Island E
TMS # 275-00-00-303 – Island F
TMS # 275-00-00-304 – Island G
TMS # 275-00-00-305 – Island H

THE STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF BERKELEY)

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 is located at North Island on Daniel Island bearing Berkeley County Tax Map Numbers 275-00-00-297, 275-00-00-298, 275-00-00-299, 275-00-900-300, 275-00-00-301, 275-00-00-302, 275-00-00-303, 275-00-00-304, 275-00-00-304, was transferred by South Carolina State Ports Authority to Berkeley County on June 28, 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 a distribution to a trust beneficiary.
(c) X Exempt from the deed recording fee because (See Information section of this affidavit): #2
(If exempt, please skip items 4-7, and go on to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase realty? Check Yes ___ or No ___

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
(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 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: N/A.

- 6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: \$0
(b) Place the amount listed in item 5 above here: \$0
(If no amount is listed, place zero here.)
(c) Subtract line 6(b) from line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$0.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: closing attorney.

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.

[Signature]
Responsible Person Connected with the Transaction
BRET GALLOWAY

SWORN to and subscribed before me this
28 day of June, 2024
Notary Public for South Carolina
My Commission Expires: 7/22/2032
Notary (L.S.): [Signature]
Notary (printed name): April Galloway

