

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 #:	2020021372	Return To:	DODDS & HENNESSY
Receipt Number:	168737		973 HOUSTON NORTHCUTT BLVD STE 101
Recorded As:	DEED		MT. PLEASANT, SC, 29464
Recorded On:	June 16, 2020	Received From:	DODDS & HENNESSY
Recorded At:	03:17:33 PM	Parties:	
Recorded By:	JAMIE WIEMANN		Direct- HYDE PROPERTIES LLC
Book/Page:	RB 3394: 379 - 386		Indirect- PARKER FAMILY PROPERTIES LLC
Total Pages:	8		

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$1,025,000.00
County Tax:	\$1,127.50
State Tax:	\$2,665.00
Tax Charge:	\$3,792.50



RECEIVED

JUN 16, 2020

ASSESSOR

BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Doc: 2020021372
Total Pages: 8

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **HYDE PROPERTIES, LLC**, a South Carolina limited liability company (“*Grantor*”) for consideration having a value of **ONE MILLION TWENTY-FIVE THOUSAND AND 00/100 (\$1,025,000.00) DOLLARS** made by **PARKER FAMILY PROPERTIES, LLC**, a South Carolina limited liability company (“*Grantee*”) at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the permitted exceptions attached as **Exhibit B** (the “*Permitted Exceptions*”), unto Grantee, the following described property, to wit:

**SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED BY REFERENCE HEREIN**

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said **Grantee**, its successors and assigns forever.

AND subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor’s successors and assigns to warrant and forever defend, all and singular, the premises unto Grantee and Grantee’s successors and assigns against Grantor and Grantor’s successors and assigns, lawfully claiming or to claim the same or any part thereof.

**DODDS HENNESSY & STITH, LLP
ATTORNEYS AT LAW
973 HOUSTON NORTHCUTT BLVD.
SUITE 101
MOUNT PLEASANT, SC 29464**

A-13447-P-Res

EXHIBIT A
Legal Description

ALL that certain piece, parcel or lot of land, situate, lying and being in the Town of Summerville, Berkeley County, State of South Carolina, known and designated as **Lot 3** as shown on a plat entitled "PLAT SHOWING THE SUBDIVISION OF TRACT A-1 (49.199 ACRES), BEING SUBDIVIDED AS SHOWN, PROPERTY OF HYDE PROPERTIES, LLC, LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA", made by Tim Elmer RLS, LLC dated October 31, 2007, recorded November 27, 2007 in Plat Book N, at Page 245H, in the ROD Office for Berkeley County, South Carolina. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

ALSO

ALL that certain piece, parcel or lot of land, situate, lying and being in the Town of Summerville, Berkeley County, State of South Carolina, known and designated as **Lot 1** as shown on at plat entitled "PLAT SHOWING THE CREATION OF LOT 1 (8.001 ACRES), BEING A PORTION OF TRACT A-1, PROPERTY OF HYDE PROPERTIES, LLC, LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA" made by Tim Elmer RLS, LLC dated September 19, 2007, recorded October 18, 2007, in Plat Book N, at Page 188H, in the ROD Office for Berkeley County, South Carolina.

SAVING AND EXCEPTING all that certain piece, parcel or lot of land, situate, lying and being in the Town of Summerville, Berkeley County, State of South Carolina, known and designated as **Lot 1-A** as shown on a plat entitled, "PLAT SHOWING LOT 1-A (2.878 ACRES), BEING SUBDIVIDED FROM LOT 1, WITH THE REMAINING (5.122 ACRES) BEING ADDED TO LOT 3, PROPERTY OF HYDE PROPERTIES, LLC LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA", made by Tim Elmer RLS, LLC dated January 5, 2009, recorded February 13, 2009, in Plat Book N, at Page 28R, in the ROD Office for Berkeley County, South Carolina.

Being a portion of the same property conveyed to Hyde Properties, LLC by deed from I-26/78 Associates L.L.C. dated August 9, 2006 and recorded August 10, 2006 in Book 5862, Page 1 in the ROD Office for Berkeley County, South Carolina.

TMS No. 232-00-02-173

Grantee's mailing address: 68 BRASWELL STREET, N. CHARLESTON, SC 29405

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2020, and subsequent years, which are a lien but are not yet due and payable.
2. Easement to South Carolina Power Company dated February 14, 1930, and recorded March 11, 1930, in Book C18B at Page 6, in the ROD Office for Berkeley County, South Carolina.
3. Easement to South Carolina Power Company dated February 25, 1930, and recorded March 14, 1930, in Book T-34 at Page 589, in the ROD Office for Berkeley County, South Carolina.
4. Easement to South Carolina Natural Gas Company dated October 16, 1953, and recorded January 13, 1954, in Book C-50 at Page 80, in the ROD Office for Berkeley County, South Carolina.
5. Easement to South Carolina Natural Gas Company dated November 4, 1953, and recorded January 13, 1954, in Book C-50 at Page 81, in the ROD Office for Berkeley County, South Carolina.
6. Easement to South Carolina Natural Gas Company dated October 9, 1953, and recorded January 13, 1954, in Book C-50 at Page 82, in the ROD Office for Berkeley County, South Carolina.
7. Easement to South Carolina Electric & Gas Company dated April 30, 1969, and recorded August 28, 1969, in Book C-92 at Page 5, in the ROD Office for Berkeley County, South Carolina.
8. Easement to South Carolina Electric & Gas Company dated August 22, 1969, and recorded August 28, 1969, in Book C-92 at Page 12, in the ROD Office for Berkeley County, South Carolina.
9. Easement to South Carolina Electric & Gas Company dated July 22, 1969, and recorded August 28, 1969, in Book C-92 at Page 13, in the ROD Office for Berkeley County, South Carolina.
10. Easement to South Carolina Electric & Gas Company dated October 23, 1978, and recorded November 16, 1978, in Book C-126 at Page 235, in the ROD Office for Berkeley County, South Carolina.
11. Easement to South Carolina Electric & Gas Company dated February 28, 1979, and recorded April 6, 1979, in Book C-128 at Page 86, in the ROD Office for Berkeley County, South Carolina.
12. Easement to South Carolina Electric & Gas Company dated March 22, 1982, and recorded February 4, 1983, in Book C-152 at Page 310, in the ROD Office for Berkeley County, South Carolina.
13. Easement to South Carolina Electric & Gas Company dated March 30, 1982, and recorded February 4, 1983, in Book C-152 at Page 312, in the ROD Office for Berkeley County, South Carolina.
14. Easement to South Carolina Electric & Gas Company dated December 5, 1986, and recorded April 1, 1987, in Book C-212 at Page 43, in the ROD Office for Berkeley County, South Carolina.
15. Boundary Line Agreement dated May 9, 1988, and recorded May 10, 1988, in Book C-236 at Page 329, in the ROD Office for Berkeley County, South Carolina.

16. Boundary Line Agreement dated April 21, 1995, and recorded April 21, 1995, in Book 662 at Page 229, in the ROD Office for Berkeley County, South Carolina.
17. Boundary Line Agreement dated July 12, 1995, and recorded July 17, 1995, in Book 692 at Page 113, in the ROD Office for Berkeley County, South Carolina.
18. Boundary Line Agreement dated July 12, 1995, and recorded July 17, 1995, in Book 692 at Page 118, in the ROD Office for Berkeley County, South Carolina.
19. Declaration of Covenants and Restrictions contained therein dated December 4, 2007, and recorded December 7, 2007, in Book 7033 at Page 290, in the ROD Office for Berkeley County, South Carolina.
20. Easement to Berkeley County Water and Sanitation Authority dated July 18, 2008, and recorded February 27, 2009, in Book 7786 at Page 16, in the ROD Office for Berkeley County, South Carolina.
21. Easement to Kempton Enterprises, LLC dated March 4, 2009, and recorded March 5, 2009, in Book 7797 at Page 298, in the ROD Office for Berkeley County, South Carolina.
22. Easement to South Carolina Electric & Gas Company dated March 13, 2009, and recorded March 26, 2009, in Book 7831 at Page 3, in the ROD Office for Berkeley County, South Carolina.
23. Easement to South Carolina Electric & Gas Company dated April 19, 2010, and recorded June 16, 2010, in Book 8484 at Page 101, in the ROD Office for Berkeley County, South Carolina.
24. The following matters disclosed on that certain plat entitled "PLAT SHOWING THE SUBDIVISION OF TRACT A-1 (49.199 ACRES) BEING SUBDIVIDED AS SHOWN, PROPERTY OF HYDE PROPERTIES, LLC, LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA", prepared by TIM ELMER RLS, LLC, dated October 31, 2007, and recorded November 27, 2007, in Plat Book N at Page 245H, which reveals the following:
 - a. Existing 195' SCE&G Powerline Easement;
 - b. Existing 20' Access Easement;
 - c. New 45' Drainage Easement;
 - d. Existing 45' Drainage Easement;
 - e. 50' Width Easement; and
 - f. Non-Jurisdictional Wetlands.
25. The following matters disclosed on that certain plat entitled "PLAT SHOWING THE CREATION OF LOT 1 (8.001 ACRES) BEING A PORTION OF TRACT A-1, PROPERTY OF HYDE PROPERTIES, LLC, LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA", prepared by TIM ELMER RLS, LLC, dated September 19, 2007, and recorded October 13, 2007, in Plat Book N at Page 188H, which reveals the following:
 - a. 195' SCE&G Powerline Easement;
 - b. 20' Access Easement;
 - c. New 45' Drainage Easement;
 - d. Existing Dirt Road; and
 - e. Non-Jurisdictional Wetlands.

26. The following matters disclosed on that certain plat entitled "PLAT SHOWING LOT 1-A (2.878 ACRES), BEING SUBDIVIDED FROM LOT 1, WITH THE REMAINING (5.122 ACRES) BEING ADDED TO LOT 3, PROPERTY OF HYDE PROPERTIES, LLC, LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA", prepared by TIM ELMER RLS, LLC, dated January 5, 2009, and recorded February 13, 2009, in Plat Book N at Page 28R, which reveals the following:
 - a. 195' SCE&G Powerline Easement;
 - b. Existing 45' Drainage Easement; and
 - c. 50' Ingress/Egress & General Utility Easement.
27. Development and use restrictions and conditions imposed by federal, state and local laws with respect to those portions of the Land shown as "Wetlands" on the plat prepared for Hyde Properties, LLC, dated October 31, 2007 and recorded November 27, 2007, in Plat Book N at Page 245H and on plat prepared for Hyde Properties, LLC dated September 19, 2007, and recorded October 18, 2007, in Plat Book N at Page 188H, in the ROD Office for Berkeley County, South Carolina.
28. SAID Lot 3 is subject to a "NEW 50' INGRESS/EGRESS & GENERAL UTILITY EASEMENT" as shown on a plat entitled, "EASEMENT PLAT SHOWING A NEW 50' INGRESS/EGRESS AND GENERAL UTILITY EASEMENT, RUNNING THROUGH LOT 3 (TMS 232-00-02-173), PROPERTY OF HYDE PROPERTIES, LLC., LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA" prepared by Tim Elmer RLS LLC dated December 4, 2008 and recorded December 12, 2008 in Plat Cabinet M, Page 374P in the ROD Office for Berkeley County, South Carolina.

STATE OF SOUTH CAROLINA) AFFIDAVIT
COUNTY OF BERKELEY) Date of Transfer of Title/Closing Date: _____, 2020

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 Hyde Properties, LLC to Parker Family Properties, LLC
3. The DEED is (check one of the following)
 - (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) 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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,025,000.00.
 - (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 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) \$1,025,000.00 the amount listed in item 4 above
 - (B) \$ -0- the amount listed in item 5 above (no amount place zero)
 - (C) \$1,025,000.00 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 \$3,792.50
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.

Hyde Properties, LLC

By: Thomas Hardy
Thomas Hardy
Its: Manager

SWORN to before me this 15
day of June, 2020.

Nicole Mackie
Notary Public for South Carolina
My Commission Expires: 7-16-2025

