

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

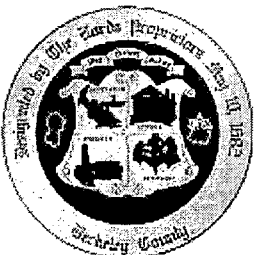
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2020033969		
Receipt Number:	178850	Return To:	NEXSEN PRUET LLC
Recorded As:	DEED		PO BOX 486
Recorded On:	September 03, 2020		CHARLESTON, SC, 29402
Recorded At:	04:31:15 PM	Received From:	NEXSEN PR
Recorded By:	CRISTAL RAPOSA	Parties:	
Book/Page:	RB 3490: 85 - 90		Direct- RS OMNI INDUSTRIAL
Total Pages:	6		Indirect- RSO INDUSTRIAL LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Consideration: \$10.00
Exempt
Tax Charge: \$0.00



RECEIVED

SEP 03, 2020

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

Cynthia B Forte - Register of Deeds

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

KNOW ALL MEN BY THESE PRESENTS, that **RS OMNI INDUSTRIAL I, LLC**, a South Carolina limited liability company ("Grantor"), in the State aforesaid, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), to it in hand paid at and before the sealing of these presents by **RSO INDUSTRIAL LLC**, a South Carolina limited liability company ("Grantee"), in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged has, subject to the Permitted Exceptions (as hereinafter defined), remised, released and forever quit-claimed, and by these presents does hereby remise, release and forever quit-claim, unto Grantee, all of Grantor's right, title and interest in and to the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND
 INCORPORATED HEREIN BY REFERENCE
 (THE "PROPERTY")

THE PROPERTY IS HEREBY CONVEYED SUBJECT TO the following (collectively, the "Permitted Exceptions"): (i) taxes for the year 2020 and subsequent years, a lien not yet due and payable; (ii) those certain "Permitted Exceptions" set forth in the deed from MWV-Omni, LLC, a Delaware limited liability company, to RS Omni Industrial I, LLC, a South Carolina limited liability company, dated May 19, 2017, and recorded May 22, 2017, in Book 2469, Page 549, in the Office of the Register of Deeds for Berkeley County, South Carolina; (iii) that certain Lease Agreement by and between Grantor, as Owner, and Hood Packaging Corporation, as Tenant, dated June 9, 2020 (as assigned to Grantee); and (iv) all applicable covenants, conditions, restrictions, reservations, easements, rights-of-way, instruments and other matters, if any, pertaining to and affecting the Property that appear of public record or on recorded plats of the Property as of the date hereof.

TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the Property before mentioned, unto the said Grantee, its successors and assigns forever.

[SIGNATURE PAGE TO FOLLOW]

Doc: 2020033969
 Total Pages: 6

5

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under, seal, in its name by its proper officer(s) this 1st day of September, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RS OMNI INDUSTRIAL I, LLC,
a South Carolina limited liability company

By: Richardson Properties, LLC,
a North Carolina limited liability company
Its: Manager

B. P.
First Witness
Stacy Royce
Second Witness - can be Notary

By: P. Huitt
Name: Parker Huitt
Its: Vice President

B. P.
First Witness
Stacy Royce
Second Witness - can be Notary

By: K. Tilley
Name: Kevin Tilley
Its: Vice President

B. P.
First Witness
Stacy Royce
Second Witness - can be Notary

By: Arthur Samet
Its: Manager

STATE OF NORTH CAROLINA)
COUNTY OF GUILFORD)

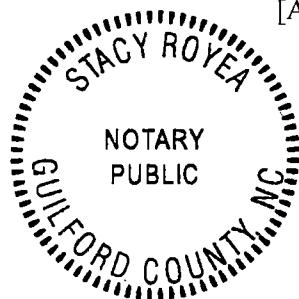
ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that RS OMNI INDUSTRIAL I, LLC, a South Carolina limited liability company, by Richardson Properties, LLC, a North Carolina limited liability company, its Manager, by Parker Huitt, its vice president, and by Kevin Tilley, its vice president, who are personally known to me, or who proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instrument, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 1st day of September, 2020.

Stacy Royce
Signature of Notary Public
Print Name: Stacy Royce
Notary Public for North Carolina
My commission expires: 10/31/2023

[AFFIX NOTARY SEAL]



STATE OF NORTH CAROLINA)
)
 COUNTY OF GUILFORD) ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that RS OMNI INDUSTRIAL I, LLC, a South Carolina limited liability company, by Arthur Samet, its Manager, who is personally known to me, or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 1 day of September, 2020.

Carrie E. Wright
 Signature of Notary Public
 Print Name: Carrie E. Wright
 Notary Public for North Carolina
 My commission expires: Aug. 10, 2021

[AFFIX NOTARY SEAL]

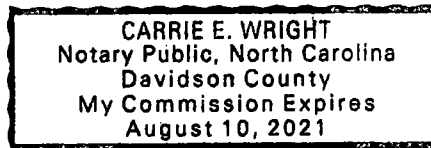


EXHIBIT A**Description of the Property**

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Berkeley, State of South Carolina, shown and designated as “**Lot #1**” containing 35.87 acres, more or less, on a plat entitled “SUBDIVISION PLAT OF TMS# 207-00-02-149 TRACT A-5 (71.06 AC) PREPARED FOR ALLIANCE CONSULTING ENGINEERS, INC., LOCATED IN NEW HOPE AREA, BERKELEY COUNTY, SOUTH CAROLINA” prepared by Tyler J. Ware, SCPLS 31199, of Foresight Surveying, LLC, dated January 7, 2019, last revised February 13, 2019, and recorded March 14, 2019, in **Plat Cabinet T, Pages 137a, 137b and 138a**, in the Office of the Register of Deeds for Berkeley County, South Carolina, reference to which is hereby craved for a more complete description.

TMS No: 207-00-02-149

BEING a portion of the property conveyed to RS Omni Industrial I, LLC, a South Carolina limited liability company, by deed of MWV-Omni, LLC, a Delaware limited liability company, dated May 19, 2017, and recorded May 22, 2017, in Book 2469, Page 549, in the Office of the Register of Deeds for Berkeley County, South Carolina.

Grantee's Address: 309 Gallimore Dairy Road, Suite 102
Greensboro, NC 27409

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY) AFFIDAVIT FOR TAXABLE
OR EXEMPT TRANSFERS

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 in Berkeley County, bearing County Tax Map Number 207-00-02-149 was transferred by RS Omni Industrial I, LLC to RSO Industrial LLC on Sept 2, 2020.
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 affidavit): Exemption No. 8- Transferring realty to become a member of Grantee. No other consideration is being paid for the transfer other than a membership interest in the company.

(If exempt, please skip items 4-7, and go 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 the 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 _____ 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) Place the amount listed in item 4 above here: \$ _____
 - (b) Place the amount listed in item 5 above here: \$ _____
 - (If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative.
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 September, 2020.

Ginger D. Wright
Print Name: Ginger D. Wright
Notary Public for South Carolina
My comm. expires: 12/11/2025

NEXSEN PRUET, LLC

By: Rhonda R. Tapley
Rhonda R. Tapley
Special Counsel