

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 #:	2020037151	
Receipt Number:	181510	Return To:
Recorded As:	EREC-DEED	
Recorded On:	September 25, 2020	
Recorded At:	03:44:02 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 3514: 255 - 261	Direct- NASH-NEXTON HOLDINGS LLC
Total Pages:	7	Indirect- ADVANCED TECHNOLOGY INTERNATIONAL

*** EXAMINED AND CHARGED AS FOLLOWS ***

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



RECEIVED

SEP 25, 2020

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

[SIGNATURE PAGE OF QUITCLAIM DEED]

WITNESS the Grantor's hand and seal this 23rd day of September, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

NASH – NEXTON HOLDINGS, LLC,
a Delaware limited liability company

By: Newland Real Estate Group, LLC,
a Delaware limited liability company
Its: Agent/Development Manager

Rhonda R. Tapley
Witness #1
Print Name: Rhonda R. Tapley

By: J. Brent Gibadlo (Seal)
Name: J. Brent Gibadlo
Title: Vice President

Brenda G. Murphy
Witness #2
Print Name: Brenda G. Murphy

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF CHARLESTON)

I, Brenda G. Murphy, Notary Public, do hereby certify that NASH – NEXTON HOLDINGS, LLC, a Delaware limited liability company, by Newland Real Estate Group, LLC, a Delaware limited liability company, its Agent/Development Manager, by J. Brent Gibadlo, its Vice President, personally appeared before me this day and acknowledged to me that he/~~she/it~~~~they~~ duly executed the foregoing instrument.

Witness my hand and official seal, this 23rd day of September, 2020.



Brenda G. Murphy
Official Signature of Notary Public

Brenda G. Murphy
Notary Public's printed or typed name
Notary Public for State of South Carolina

My Commission Expires: 06-23-24

[AFFIX NOTARY SEAL]

EXHIBIT "A"
TO
QUITCLAIM DEED

Legal Description of the Property

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF SUMMERVILLE, COUNTY OF BERKELEY, STATE OF SOUTH CAROLINA AND BEING MORE FULLY SHOWN AND DESIGNATED AS RESIDUAL "TRACT B" ON A SUBDIVISION PLAT ENTITLED "NEW "LOT 37", NEW "P.O.A. 12" AND RESIDUAL "TRACT B" OF NEXTON", OWNED BY MWV-SHEEP ISLAND, LLC, PREPARED BY GPA PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 8, 2016 AND RECORDED IN PLAT CABINET S, PAGES 372i-373i, IN THE BERKELEY COUNTY ROD AND ALSO SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY, BY GPA PROFESSIONAL LAND SURVEYORS SHOWING RESIDUAL "TRACT B", DATED JUNE 30, 2020 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A 5/8" REBAR LOCATED IN THE SOUTHEASTERN RIGHT-OF-WAY INTERSECTION OF EDGE STREET (70' R/W) AND SIGMA DRIVE (70' R/W), SAID REBAR BEING THE POINT OF BEGINNING;

THENCE ALONG THE RIGHT-OF-WAY OF SAID SIGMA DRIVE THE FOLLOWING 5 COURSES AND DISTANCES: 1) 100.06' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00', A DELTA ANGLE OF 76°26'25", A CHORD BEARING OF S 79°10'16" E, AND A CHORD DISTANCE OF 92.80' TO A 5/8" REBAR; 2);

THENCE S 40°57'04" E, A DISTANCE OF 73.57' TO A 5/8" REBAR; 3);

THENCE 415.86' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,235.00', A DELTA ANGLE OF 10°39'39", A CHORD BEARING OF S 46°16'53" E, AND A CHORD DISTANCE OF 415.26' TO A 5/8" REBAR; 4);

THENCE S 51°36'43" E, A DISTANCE OF 324.50' TO A 5/8" REBAR; 5);

THENCE 22.66' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,070.00', A DELTA ANGLE OF 01°12'49", A CHORD BEARING OF S 52°13'07" E, AND A CHORD DISTANCE OF 22.66' TO A 5/8" REBAR, SAID REBAR BEING A COMMON BOUNDARY CORNER WITH LOT 8A, THE PROPERTY OF SOUTH CAROLINA RESEARCH AUTHORITY (TMS NO. 221-00-00-151);

THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARY LINE OF RESIDUAL TRACT B AND SAID LOT 8A, S 29°44'23" W, A DISTANCE OF 612.58' TO A 5/8" REBAR TO A 5/8" REBAR, SAID REBAR BEING A COMMON BOUNDARY CORNER WITH SAID LOT 8A AND P.O.A. 12, THE PROPERTY OF NEXTON COMMERCIAL ASSOCIATION, INC. (TMS NO. 221-00-00-206);

THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARY LINE OF RESIDUAL TRACT B AND SAID P.O.A. 12 THE FOLLOWING 12 COURSES AND DISTANCES: 1) 123.59' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.29', A DELTA ANGLE OF 31°25'51", A CHORD BEARING OF N 58°27'09" W, AND A CHORD DISTANCE OF 122.04' TO A 5/8" REBAR; 2);

THENCE N 35°37'27" W, A DISTANCE OF 77.45' TO A 5/8" REBAR; 3);

THENCE N 38°06'54" W, A DISTANCE OF 130.29' TO A 5/8" REBAR; 4);

THENCE N 41°45'47" W, A DISTANCE OF 173.91' TO A 5/8" REBAR; 5);

THENCE N 45°16'01" W, A DISTANCE OF 118.29' TO A 5/8" REBAR; 6);

THENCE N 09°32'03" W, A DISTANCE OF 83.77' TO A 5/8" REBAR; 7);

THENCE N 31°01'37" W, A DISTANCE OF 66.62' TO A 5/8" REBAR; 8);

THENCE N 34°10'15" W, A DISTANCE OF 105.53' TO A 5/8" REBAR; 9);

THENCE N 38°03'39" W, A DISTANCE OF 107.48' TO A 5/8" REBAR; 10);

THENCE N 41°33'23" W, A DISTANCE OF 83.96' TO A 5/8" REBAR; 11);

THENCE N 45°06'28" W, A DISTANCE OF 83.11' TO A PK NAIL SET, SAID PK NAIL BEING A COMMON BOUNDARY CORNER WITH SAID P.O.A. 12 AND LOT 37, THE PROPERTY OF FOUR RAINES SUMMERVILLE, LLC (TMS NO. 221-00-00-205);

THENCE TURNING AND RUNNING ALONG THE COMMON BOUNDARY LINE OF RESIDUAL TRACT B AND SAID LOT 37, N 47°59'41" E, A DISTANCE OF 385.41' TO A PK NAIL SET, SAID PK NAIL BEING A COMMON BOUNDARY CORNER WITH LOT 37 AND LOCATED ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF SIGMA DRIVE (70' R/W);

THENCE TURNING AND RUNNING ALONG SAID RIGHT-OF-WAY S 42°00'19" E, A DISTANCE OF 35.04' TO A 5/8" REBAR, SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 531,725 SQ. FT. OR 12.207 ACRES.

TAX MAP PARCEL NUMBER: 221-00-00-173

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

DEED AFFIDAVIT

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 **NASH - NEXTON HOLDINGS, LLC** to **ADVANCED TECHNOLOGY INTERNATIONAL** on September 25, 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 (exemption #12)
Explanation if required: Quitclaim Deed.
(If exempt, please skip items 4-6, and go to item 8 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. 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 here.
7. The deed recording fee is based on the amount listed in 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.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO DEED AFFIDAVIT]

NASH - NEXTON HOLDINGS, LLC,
a Delaware limited liability company

By: NEWLAND REAL ESTATE GROUP, LLC
a Delaware limited liability company
Its: Agent/Development Manager

By: 
Name: J. Brent Gibadlo
Title: Vice President

Sworn to and subscribed before me this
23rd day of September, 2020.

Brenda G. Murphy
Official Signature of Notary Public

Brenda G. Murphy
Notary Public's printed or typed name
Notary Public for South Carolina
My Commission Expires: 06-23-24

[AFFIX NOTARY SEAL]

