

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 #:	2020048819		
Receipt Number:	190945	Return To:	MOORE & VAN ALLEN
Recorded As:	DEED		78 WENTWORTH STREET
Recorded On:	December 07, 2020		CHARLESTON, SC, 29401
Recorded At:	12:58:26 PM	Received From:	MOORE & VAN ALLEN
Recorded By:	DONNA SMITH	Parties:	
Book/Page:	RB 3606: 566 - 572		Direct- PORT CITY CENTRE LLC
Total Pages:	7		Indirect- PORT CITY CENTRE DEVELOPMENT LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$12,500,000.00
County Tax:	\$13,750.00
State Tax:	\$32,500.00
Tax Charge:	\$46,250.00



RECEIVED

DEC 07, 2020

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

PREPARED BY:
 Buist, Byars & Taylor, LLC
 652 Coleman Boulevard
 Suite 200
 Mount Pleasant, SC 29464
 File No. 1571.0008

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

KNOW ALL MEN BY THESE PRESENTS, that **Port City Centre LLC**, a South Carolina limited liability company (the "Grantor"), 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 **Port City Centre Development, LLC**, a Delaware limited liability company (the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has, subject to the Permitted Exceptions (as hereinafter defined), granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee the following described real property (the "Property"):

SEE EXHIBIT A ATTACHED HERETO
 AND INCORPORATED HEREIN BY REFERENCE

Address of Grantee: 123 North Court Street, Fayetteville, WV 25840

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Property and all easements and rights-of-way appurtenant to the Property.

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

AND, subject to the Permitted Exceptions set forth on Exhibit B hereto, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto Grantee and Grantee's successors and assigns against the lawful claims of all persons claiming by, under or through Grantor and no others.

[Signature Page to Follow]

After recording, please return to
 Moore & Van Allen PLLC
 78 Wentworth Street
 Charleston, SC 29401

u

WITNESS my hand and seal this 2nd day of December, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Port City Centre LLC, a South Carolina limited
liability company

Witness #1

Print Name: Kyle Horne

By: [Signature] (SEAL)

Name: Rom Reddy

Its: Managing Member

Witness #2

Print Name: Jessie V. Smith

STATE OF SOUTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF CHARLESTON

I, the undersigned Notary Public in the State and County aforesaid, do hereby certify that, Port City Centre LLC, a South Carolina limited liability company, by Rom Reddy, its Managing Member, who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Notary Public for South Carolina

Print Name of Notary: Tammy M. Curry

My Commission Expires: _____

TAMMY M CURRY
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMM. EXP. 03-09-2026

EXHIBIT A
Legal Description & Derivation

ALL that certain piece, parcel, or tract of land, with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, being shown and designated as "PARCEL 1/2 TMS#: 207-00-01-104 PORT CITY CENTRE LLC 1,317,233 SF 30.240 AC" on that certain plat entitled, "A SUBDIVISION PLAT OF PORT CITY CENTRE PHASE 1 FOR THE CREATION OF PORT CITY CENTRE DRIVE RIGHT-OF-WAY AND NEW PARCEL 1/2 TOGETHER WITH THE ACCOMPANYING DRAINAGE & BCWS EASEMENTS OWNED BY PORT CITY CENTRE, LLC LOCATED NEAR THE TOWN OF SUMMERVILLE BERKELEY COUNTY, SOUTH CAROLINA", prepared by SWA Surveying, LLC, dated March 8, 2018, last revised, March 28, 2019, and recorded July 9, 2019, in the ROD Office for Berkeley County, South Carolina, as Instrument Numbers 2019023656, 2019023657, 2019023658, and 2019023659.

TMS No.: 207-00-01-135

AND

ALL that certain piece, parcel, or tract of land, with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, being shown and designated as "PARCEL 3 TMS#: 207-00-01-104 PORT CITY CENTRE LLC 306,785 SF 7.04 AC" on that certain plat entitled, "A SUBDIVISION PLAT OF PORT CITY CENTRE PHASE 1 FOR THE CREATION OF PORT CITY CENTRE DRIVE RIGHT-OF-WAY AND NEW PARCEL 1/2 TOGETHER WITH THE ACCOMPANYING DRAINAGE & BCWS EASEMENTS OWNED BY PORT CITY CENTRE, LLC LOCATED NEAR THE TOWN OF SUMMERVILLE BERKELEY COUNTY, SOUTH CAROLINA", prepared by SWA Surveying, LLC, dated March 8, 2018, last revised, March 28, 2019, and recorded July 9, 2019, in the ROD Office for Berkeley County, South Carolina, as Instrument Numbers 2019023656, 2019023657, 2019023658, and 2019023659.

TMS No.: 207-00-01-136

AND

ALL that certain piece, parcel, or tract of land, with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, being shown and designated as "A PORTION OF TMS 207-00-01-056 MEADWESTVACO FORESTRY LLC 7900324 SF 181.366 Ac" on that certain plat entitled, "SUBDIVISION SURVEY OF 181.366 AC A PORTION OF TMS 207-00-01-056 MEADWESTVACO FORESTRY LLC LOCATED IN THE NEW HPOE AREA BERKELEY COUNTY, SOUTH CAROLINA", prepared by Ashley Land Surveying, Inc., dated September 18, 2006, last revised October 16, 2006, and recorded in the ROD Office for Berkeley County, South Carolina, in Plat Cabinet R at Page 189-B.

LESS AND EXCEPTING FROM SUCH 181.366 ACRE PARCEL:

ALL those certain pieces, parcels, or tracts of land, with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, being shown and designated as "PARCEL 1/2 TMS#: 207-00-01-104 PORT CITY CENTRE LLC 1,317,233 SF 30.240 AC", "PARCEL 3 TMS#: 207-00-01-104 PORT CITY CENTRE LLC 306,785 SF 7.04 AC" and "PORT CITY CENTRE DRIVE 80' PUBLIC R/W" on that certain plat entitled, "A SUBDIVISION PLAT OF PORT CITY CENTRE PHASE 1 FOR THE CREATION OF PORT CITY CENTRE DRIVE RIGHT-OF-WAY AND NEW PARCEL 1/2 TOGETHER WITH THE ACCOMPANYING DRAINAGE & BCWS EASEMENTS OWNED BY PORT CITY CENTRE, LLC LOCATED NEAR THE TOWN OF SUMMERVILLE BERKELEY COUNTY, SOUTH CAROLINA", prepared by SWA Surveying, LLC, dated March 8, 2018, last revised, March 28, 2019, and recorded July 9, 2019, in the ROD Office for Berkeley County, South Carolina, as Instrument Numbers 2019023656, 2019023657, 2019023658, and 2019023659.

TMS No.: 207-00-01-104

This being a portion of the property conveyed to Grantor herein by deed of MF Carolina Properties LLC dated February 2, 2016, and recorded February 4, 2016, in the ROD Office for Berkeley County, South Carolina, in Book 2104 at Page 921.

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 Public Service Authority recorded in Book C152 at Page 060, in the Office of the Register of Deeds for Berkeley County, South Carolina.
3. Right of Way Easement to South Carolina Electric & Gas Company recorded May 3, 2018 in Book 2737, Page 287, in the Office of the ROD for Berkeley County, South Carolina.
4. Stormwater Maintenance Agreement with Berkeley County, South Carolina recorded December 19, 2019 in Book 3224, Page 627, in the Office of the ROD for Berkeley County, South Carolina.
5. Stormwater Maintenance Agreement with Berkeley County, South Carolina recorded May 1, 2017 in Book 2452, Page 124, in the Office of the ROD for Berkeley County, South Carolina.
6. Stormwater Maintenance Agreement with Berkeley County, South Carolina recorded November 14, 2018 in Book 2890, Page 702, in the Office of the ROD for Berkeley County, South Carolina.
7. Stormwater Maintenance Agreement with Berkeley County, South Carolina recorded November 14, 2018 in Book 2890, Page 707, in the Office of the ROD for Berkeley County, South Carolina.
8. Bill of Sale to Berkeley County Water and Sanitation recorded September 11, 2019 in Book 3130, Page 1, in the Office of the ROD for Berkeley County, South Carolina.
9. Title to Sewer System to Berkeley County Water and Sanitation recorded September 11, 2019 in Book 3130, Page 5, in the Office of the ROD for Berkeley County, South Carolina.
10. Title to Water System to Berkeley County Water and Sanitation recorded September 11, 2019 in Book 3130, Page 9, in the Office of the ROD for Berkeley County, South Carolina.
11. Grant of Perpetual Exclusive Easement to Berkeley County Water and Sanitation recorded September 11, 2019 in Book 3130, Page 13, in the Office of the ROD for Berkeley County, South Carolina.
12. Rights of upper and lower riparian owners in and to the waters of the creek crossing or adjoining the Land, and the natural flow thereof, free from diminution or pollution.
13. Title to that portion of the Land lying between high and low water marks of the banks of the creek or marsh.
14. 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 by SWA Surveying LLC dated March 8, 2018, last revised March 28, 2019 and recorded as instrument number 2019023656 - 59 in the Office of the ROD for Berkeley County, South Carolina
15. Rights of the public to use the drainage easements and rights-of-way shown on that certain plat prepared by SWA Surveying LLC dated March 8, 2018, last revised March 28, 2019 and recorded as instrument number 2019023656 - 59 in the Office of the ROD for Berkeley County, South Carolina, but excluding any private drainage easement or private right-of-way shown on the aforesaid plat and intended for private use.

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 at 311 and 334 Port City Centre Drive, Summerville, SC 29483 bearing Berkeley County Tax Map Numbers 207-00-01-135, 207-00-01-136, and 207-00-01-104 was transferred by **Port City Centre LLC to Port City Centre Development, LLC** on December 7, 2020.

3. Check one of the following: The deed is

- (a) X 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 (See Information section of affidavit): _____ (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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$12,500,000.00, allocated as follows among the three parcels: 207-00-01-135 (\$3,660,000.00), 207-00-01-136 (\$4,500,000.00), and 207-00-01-104 (\$4,340,000.00)
- (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 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: _____.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: 12,500,000.00
- (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: 12,500,000.00

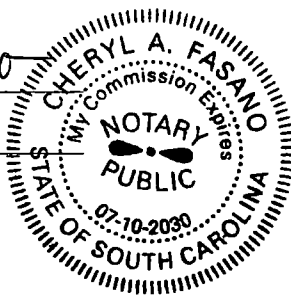
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: 46,250.00

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 4 day
Of December, 2020.

Notary Public for South Carolina
My Commission Expires: _____



Legal Representative

Print Name