

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 #:	2020050202	
Receipt Number:	192059	Return To:
Recorded As:	EREC-DEED	
Recorded On:	December 14, 2020	
Recorded At:	03:59:26 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 3617: 28 - 32	Direct- SOUTHWIND LAND COMPANY LLC
Total Pages:	5	Indirect- 1056 BUSINESS PARK ROAD LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

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



RECEIVED

DEC 14, 2020

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

PREPARED BY:

FLORENCE LAW FIRM, LLC
62 COLUMBUS STREET
CHARLESTON, SC 29403

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

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

KNOW ALL MEN BY THESE PRESENTS, That, **SOUTHWIND LAND COMPANY LLC**, a South Carolina limited liability company, herein referred to as the Grantor, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** to it paid by **1056 Business Park Road, LLC**, a South Carolina limited liability company, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

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

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

AND THE GRANTOR does hereby bind its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

**Florence Law Firm, LLC
62 Columbus Street
Charleston, SC 29403**

WITNESS My Hand and Seal this 8th day of **December, 2020**.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Signature]
Witness

[Signature]
Witness

**SOUTHWIND LAND COMPANY
LLC**

[Signature]
By: Christopher K. Phillips, Jr.
Its: Manager and Member

THE STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

)
)
)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 8th day of **December, 2020**, by the Grantor(s), **SOUTHWIND LAND COMPANY LLC**, by Christopher K. Phillips, Jr., its **Manager and Member**.

SWORN to before me this 8th day of **December, 2020**

[Signature] (L.S.)

Notary Public for South Carolina

Commission Expires: 05/30/2023



EXHIBIT A

All that certain piece, parcel or lot of land, together with the improvements thereon, if any, situate, lying and being in the 2nd Street St. James Goose Creek Parish, Berkeley County, South Carolina, shown and designated as "PARCEL 4B 308,633 SQ. FT. 7.09 ACRES" on that certain plat entitled, "2ND ST. JAMES GOOSE CREEK PARISH BERKELEY COUNTY, S.C. SUBDIVISION PLAT OF PARCEL 4 (TMS 207-00-01-081) CONTAINING 13.48 ACRES INTO PARCEL 4A CONTAINING 6.39 ACRES, AND PARCEL 4B CONTAINING 7.09 ACRES OWNED BY WINDSCAPE LLC," prepared by EM Seabrook Engineers | Surveyors, dated February 27, 2017 and recorded April 13, 2017 in the ROD Office for Berkeley County, South Carolina, in Plat Cabinet S at Page 98R.

Being the same property conveyed unto Southwind Land Company LLC by deed of Windscape, LLC, dated June 17, 2019 and recorded on June 19, 2019 in Book RB 3052 at Page 326 in the ROD Office for Berkeley County.

TMS No. 207-00-01-126

Property Address: 1056 Business Park Road, Summerville, SC 29483

GRANTEE'S ADDRESS: P.O. Box 94, Sullivans Island, SC 29482

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

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. Property was transferred by SOUTHWIND LAND COMPANY LLC to 1056 Business Park Road, LLC on December 8th, 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) XX Exempt from the deed recording fee because (See Information section of this affidavit):
#8 - transfer to LLC
 (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 \$0.00.
 - (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 XX 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: N/A.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$ 0.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$ 0.00
(c) Subtract line 6(b) from line 6(a) and place result here:	\$ 0.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: N/A.

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/Grantee/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 8th day of December, 2020

[Signature]
 Notary Public for South Carolina
 My Commission Expires: 7-23-28

[Signature]
 Responsible Person Connected with the Transaction

John Q. Floren
 Print or type the above name here

