

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 #:	2021021062	
Receipt Number:	211471	Return To:
Recorded As:	EREC-DEED	
Recorded On:	May 05, 2021	
Recorded At:	01:16:25 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 3798: 148 - 156	Direct- SRE TKC CHARLESTON LAND LLC
Total Pages:	9	Indirect- SRE TKC CHARLESTON III LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

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



RECEIVED

MAY 05, 2021

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

After recording return to:
 Moore and Van Allen PLLC (RIS)
 100 North Tryon Street, Suite 4700
 Charlotte, North Carolina 28202

Grantee's Address:
 c/o The Keith Corporation
 4500 Cameron Valley Pkwy, Suite 400
 Charlotte, North Carolina 28211

STATE OF SOUTH CAROLINA)	
)	
COUNTY OF BERKELEY)	LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **SRE TKC CHARLESTON LAND, LLC**, a Delaware limited liability company (the "Grantor"), in the State aforesaid, for and in consideration of an increase in value of Grantor's existing unitholder interests in **SRE TKC CHARLESTON III, LLC**, a Delaware limited liability company (the "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the limitations, covenants, easements, conditions and restrictions set forth in Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"), unto the Grantee, its successors and assigns forever, the following described real property located in Berkeley County, South Carolina, to wit:

See Exhibit A attached hereto and incorporated herein by reference for legal description of the property (the "Property") being conveyed.

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

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

AND GRANTOR, subject to the Permitted Exceptions, does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the Property unto the Grantee, its successors and assigns, against itself and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof, by or through the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be signed in its name by its duly authorized officer, as of this 26th day of April, 2021.

GRANTOR:

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SRE TKC CHARLESTON LAND, LLC,
a Delaware limited liability company

Jennifer D Deming
Witness #1 (Notary)

By: TKC CCXIX, LLC,
a North Carolina limited liability company,
as Venture Manager

Elizabeth J. Gogulski
Witness #2

By: [Signature]
Name: Kenneth R. Beuley
Title: Authorized Member

STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

ACKNOWLEDGMENT

I, Jennifer D Deming, a Notary Public in and for the County and State aforesaid, certify that Kenneth R. Beuley, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he is the Authorized Member of TKC CCXIX, LLC, a North Carolina limited liability company, Venture Manager of SRE TKC CHARLESTON LAND, LLC, a Delaware limited liability company, and being duly authorized to do so, voluntarily executed the foregoing instrument for the purposes stated therein.

Witness my official seal, this 26 day of April, 2021.

Jennifer D Deming
Notary Public for Mecklenburg County, NC
Printed Name of Notary: Jennifer D Deming
My Commission Expires: 09-10-2022

[AFFIX NOTARY SEAL BELOW]

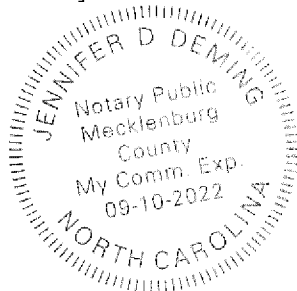


EXHIBIT A**LEGAL DESCRIPTION**

ALL that piece, parcel or tract of land located near Summerville, Berkeley County, South Carolina and being Tract 1A Charleston Trade Center as shown on a plat by Thomas & Hutton entitled "PROPERTY LINE ADJUSTMENT BETWEEN TRACT 1A (62.32 AC. NEW) & TRACT 1B (32.94 AC. NEW) CHARLESTON TRADE CENTER OWNED BY SRE TKC CHARLESTON LAND LLC" and dated October 1, 2019 and recorded as Instrument No. 2019041216 in the Berkeley County Register of Deeds Office. Said parcel being more fully described as follows:

Beginning at an iron pipe located at the southeastern intersection of the rights-of-way of Business Park Road and Trade Center Parkway, thence traveling southeasterly along the right-of-way of Business Park Road, S 52°28'23" E a distance of 158.24 feet to an iron rod; thence S 52°44'00"E a distance of 987.32 feet to an iron pipe; thence southwesterly along the common lines with Berkeley County, S 72°15'37"W a distance of 41.50 feet to an iron pipe; thence S 52°44'00"E a distance of 14.58 feet to an iron pipe; thence S 52°27'43"W a distance of 383.02 feet to an iron pipe; thence S 21°12'19"E a distance of 32.19 feet to an iron pipe; thence southwesterly along the common line with Dustoff 22, LLC, S 59°33'27"W a distance of 153.90 feet to an iron rod; S 78°44'07"W a distance of 2461.29 feet to an iron pipe; thence northerly along the common line with Tract 1B, N 11°19'35"W a distance of 1094.53 feet to an iron pipe; thence northeasterly along the right-of-way of Trade Center Parkway, N 67°48'32"E a distance of 176.25 feet to an iron pipe; thence 170.55 feet along the arc of a curve turning to the right having a radius of 467.00 feet, a chord bearing of N 78°16'16"E and chord distance of 169.60 feet to an iron pipe; thence N 88°44'00"E a distance of 1414.97 feet to an iron pipe; thence 239.09 feet along the arc of a curve turning to the left having a radius of 283.00 feet, a chord bearing of N 64°31'50"E and chord distance of 232.04 feet to an iron pipe; thence N 42°57'24"E a distance of 98.44 feet to an iron pipe; thence N 42°56'48"E a distance of 51.52 feet to an iron pipe; thence N 37°31'34"E a distance of 151.05 feet to an iron pipe; thence N 82°31'37" E a distance of 22.91 feet to the Point Of Beginning. Said parcel containing 62.32 acres more or less.

Derivation: Deed from SRE TKC Charleston Land, LLC, a Delaware Limited Liability Company, to SRE TKC Charleston III, LLC, a Delaware Limited Liability Company, dated May 4, 2021 and recorded simultaneously herewith in the Berkeley County Public Registry.

Prior Deeds: Limited Warranty Deed by HLIT IV SC-1, L.P. dated January 27, 2016 and recorded January 28, 2016 in Book 2100 Page 165 of the Berkeley County Public Registry; and Quitclaim Deed by HLIT IV SC-1, L.P., a Delaware limited partnership, and HLIT IV SC-2, L.P., a Delaware limited partnership, dated January 26, 2016 and recorded January 28, 2016 in Book 2100 Page 199 of the Berkeley County Public Registry.

TMS No. 220-00-02-139

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Taxes for the year 2021 and subsequent years, not yet due and payable.
2. Easements, Rights-of-Way and all other matters disclosed by plats recorded in Plat Cabinet M, Page 272-P; Plat Cabinet N, Page 85-H; Plat Cabinet N, Page 361-P; Plat Cabinet N, Page 362-P; Plat Cabinet O, Page 75-P; Plat Cabinet R, Page 159-A; Plat Cabinet R, Page 238-B; Plat Cabinet S, Pages 5-Q through 10-Q; Plat Cabinet S, Page 234-Q; Plat Cabinet S, Page 238-Q; Plat Cabinet S, Pages 355-A through 359-A; Plat Cabinet S, Page 362-B; and as Instrument No. 2019041216, in the Office of the Register of Deeds of Berkeley County, South Carolina.
3. Charleston Trade Center Development Agreement dated January 27, 2016 and recorded January 28, 2016 in Book 2100 at Page 042, as affected by Assignment of Development Agreement recorded in Book 2100 at Page 207 in the Office of the Register of Deeds for Berkeley County.
4. Assignment and Assumption of Fee Agreement by and among HLIT IV SC-1, L.P. and HLIT IV SC-2, L.P. and SRE TKC Charleston Land, LLC, made effective as of January 27, 2016 and recorded January 28, 2016 in Book 2100, Page 214, in the Office of the Register of Deeds of Berkeley County.
5. Title to Sewer System to Berkeley County Water and Sanitation recorded January 26, 2016 in Book 2098 at Page 282 in the Office of the Register of Deeds for Berkeley County.
6. Title to Water System to Berkeley County Water and Sanitation recorded January 26, 2016 in Book 2098 at Page 287 in the Office of the Register of Deeds for Berkeley County.
7. Covenants and Conditions of Berkeley Stormwater Management and Maintenance Agreement recorded June 15, 2016 in Book 2200 at Page 229 in the Office of the Register of Deeds for Berkeley County.
8. Title to Sewer System to Berkeley County Water and Sanitation recorded March 14, 2017 at Book 2413 at Page 648 in the Office of the Register of Deeds for Berkeley County.
9. Title to Water System to Berkeley County Water and Sanitation recorded March 14, 2017 at Book 2413 at Page 655 in the Office of the Register of Deeds for Berkeley County.
10. Declaration of Covenants, Conditions, Restrictions and Easements recorded in Book 2782, Page 293 in the Office of the Register of Deeds for Berkeley County.
11. Right of Way Easements to Berkeley County Electric Cooperative, Inc. recorded in Book 2155, Page 333 and Book RB 2586, Page 587 in the Office of the Register of Deeds for Berkeley County.
12. Grant of Perpetual Easement to Berkeley County Water and Sanitation recorded in Book RB 2098, Page 292; Book RB 2413, Page 667; and Book RB 2413, Page 673 in the Office of the Register of Deeds for Berkeley County.

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, South Carolina, is a portion of Berkeley County TMS No. 220-00-02-139 and was transferred by SRE TKC Charleston Land, LLC, a Delaware limited liability company, to SRE TKC Charleston III, LLC, a Delaware limited liability company, on the 4th day of May, 2021.
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 # 8 (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

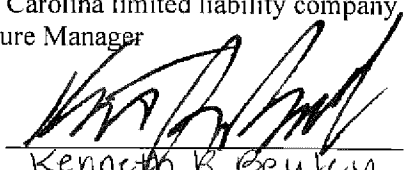
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

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. 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: _____.

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.

SRE TKC CHARLESTON LAND, LLC,
a Delaware limited liability company

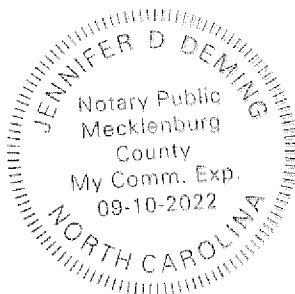
By: TKC CCXIX, LLC,
a North Carolina limited liability company
as Venture Manager

By: 
Name: Kenneth R. Seuker
Title: Authorized manager

SWORN to before me this 26 day of April, 2021.

Jennifer D Deming
Notary Public for Mecklenburg County, NC
Printed Name of Notary: Jennifer D Deming
County, State of North Carolina
My Commission expires: 09-10-2022

[AFFIX NOTARIAL SEAL BELOW]



INFORMATION

Except as provided in this paragraph, the term “value” means “the consideration paid or to be paid in money or money’s worth for the realty. Consideration paid or to be paid in money’s worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest or other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money’s worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, “value” means the realty’s fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies or departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40 (A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of the realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee’s interest in the partnership or trust. A “family partnership” is a partnership whose partners are all members of the same family. A “family trust” is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. “Family” means the grantor and the grantor’s spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A “charitable entity” means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40 (A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791 (a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.