

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 #: | 2021026551 | |
| Receipt Number: | 215900 | Return To: |
| Recorded As: | EREC-DEED | |
| Recorded On: | June 07, 2021 | |
| Recorded At: | 02:25:20 PM | Received From: SIMPLIFILE |
| Recorded By: | CINDY DARBY | Parties: |
| Book/Page: | RB 3838: 352 - 357 | Direct- CRENSHAW, TAMMY |
| Total Pages: | 6 | Indirect- CITIMARK PURE CHARLESTON LLC |

*** EXAMINED AND CHARGED AS FOLLOWS ***

| | |
|----------------|--------------|
| Recording Fee: | \$15.00 |
| Consideration: | \$800,000.00 |
| County Tax: | \$880.00 |
| State Tax: | \$2,080.00 |
| Tax Charge: | \$2,960.00 |



RECEIVED

JUN 07, 2021

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

NCS 1046980

PREPARED BY:
Buist, Byars & Taylor, LLC
652 Coleman Boulevard
Suite 200
Mount Pleasant, SC 29464
File No. 5893.0001

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

KNOW ALL MEN BY THESE PRESENTS, that I, **Tammy Crenshaw**, an individual resident of the State of South Carolina ("Grantor"), in the State aforesaid, for and in consideration of the sum of EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS (\$800,000.00), to me in hand paid at and before the sealing of these Presents by **CITIMARK PURE CHARLESTON, LLC**, an Indiana limited liability company ("Grantee"), the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto Grantee the following described property, to-wit:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION.

TMS Number: 207-00-01-099

Address of Grantee:

350 E. New York Street
Suite 200
Indianapolis, IN 46204

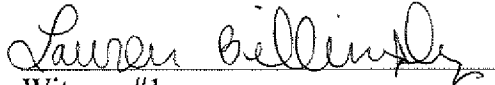
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to said property belonging or in anywise incident or appertaining.

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

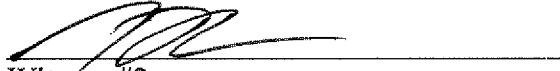
AND subject to the exceptions set forth on Exhibit B attached hereto, I do hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend, all and singular, the property before mentioned unto the Grantee, its successors and assigns, against myself and my heirs lawfully claiming, and against the lawful claims of all persons claiming by, through or under Grantor, the same or any part thereof, but no others.

WITNESS my hand and seal this 1st day of June, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness #1


Tammy Crenshaw


Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me by Tammy Crenshaw, this 1st day of June, 2021.

 (SEAL)
Notary Public for South Carolina
My commission expires: _____

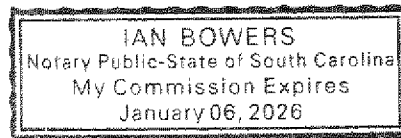


EXHIBIT A

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, and being shown and designated as Tract 2, containing 26.811 acres, more or less, on the plat entitled "Subdivision Plat of TMS 207-00-01-006 Owned by Estate of Marvin Reed Moore Located in New Hope Area, Berkeley County, South Carolina" dated December 2, 2005, prepared by Paul C. Lawson, Jr., S.C. Reg. No. 14191 and recorded in the ROD office for Dorchester County in Plat Book M, Page 205-H.

Excepting:

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, and being shown and designated as a portion of TMS 207-00-01-099 435,600 sq. ft. 10.00 acres on a plat entitled "SUBDIVISION PLAT DEPICTING A 10 AC. TRACT OF TMS 207-00-01-099 (26.81 AC. TOTAL) OWNED BY TAMMY CRENSHAW BEING CONVEYED TO LORETTA NICKEL, LOCATED IN NEW HOPE AREA, BERKELEY COUNTY, SOUTH CAROLINA" by Ashley Land Surveying, Inc. dated October 12, 2006 and recorded in the Berkeley County Rod Office in Plat Cabinet R, Page 206B; said tract of land having such actual size, shape, dimensions, buttings and boundings as shown on said plat, reference to which is hereby made for a more complete description.

This is being a portion of the same property conveyed to Tammy Crenshaw by deed from James E. Moore and Annette M. Stack, as Co-Trustees of the Marvin Reed Moore Family Trust, and Annette M. Stack, Tammy Crenshaw and Lesia Smith, dated November 21, 2005, and recorded December 19, 2005 in the Berkeley County Register of Deeds Office in Book 5236, at Page 91.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Roll-back taxes as contemplated under Section 12-43-220, South Carolina Code of Laws, 1976, as amended.
3. Marital Status Affidavit and Spousal Consent to Assignment of Option and Lease Agreements dated October 11, 2019 and recorded March 25, 2020 in Deed Book 3310, Page 381 and in Deed Book 3310, Page 385 in the Berkeley County Register of Deeds Office.
4. All matters as shown in Plat, prepared by Ashley Engineering & Surveying, Inc. and recorded in the Office of the Register of Deeds for Berkeley County in Plat Book M, Page 205-H and possible rights of others.
5. All matters as shown in Plat, prepared by Ashley Surveying, Inc. and recorded in the Office of the Register of Deeds for Berkeley County in Plat Book R, Page 206-B and possible rights of others.
6. All matters as shown in Plat, prepared by Ashley Land Surveying, Inc. and recorded in the Office of the Register of Deeds for Berkeley County in Plat Book Q, Page 145-A and possible rights of others.
7. All matters as shown in Plat, prepared by Ashley Engineering & Surveying, Inc. and recorded in the Office of the Register of Deeds for Berkeley County in Plat Book R, Page 335-B and possible rights of others.

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 located at 16.81 acres, more or less, located on Strathmore Road, Summerville, SC 29483 bearing Berkeley County Tax Map Number 207-00-01-099, was transferred by **Tammy Crenshaw** to **CITIMARK PURE CHARLESTON, LLC** on June 4, 2021.

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 \$800,000.00
 (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: 800,000.00
 (b) Place the amount listed in item 5 above here: \$0
 (If no amount is listed, place zero here.)
 (c) Subtract line 6(b) from Line 6(a) and place result here: 800,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,960.00

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.

Legal Representative

IAN BOWERS
 Print Name

Sworn to before me this 1st day
 of June, 2021.

Lynne C. Takac
 Notary Public for South Carolina My Commission Expires: 1/29/29

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