

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 #:	2021006686	
Receipt Number:	199769	Return To:
Recorded As:	EREC-DEED	
Recorded On:	February 11, 2021	
Recorded At:	03:33:10 PM	Received From: SIMPLIFILE
Recorded By:	ROBIN MCMAKIN	Parties:
Book/Page:	RB 3688: 56 - 61	Direct- JESSEN LANE LLC
Total Pages:	6	Indirect- LB LOWDOWN GROUP LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$2,800,000.00
County Tax:	\$3,080.00
State Tax:	\$7,280.00
Tax Charge:	\$10,360.00



RECEIVED

FEB 11, 2021

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

accurate and complete land survey of the Land, Grantor binds itself and its successors and assigns to warrant and defend the title of Grantee and its successors and assigns against Grantor and Grantor's successors and assigns lawfully claiming the same or any part thereof.

Grantee's address:
447 Fleming Road
Charleston, SC 29412

[Remainder of page intentionally blank.]

Grantor has caused this Limited Warranty Deed to be executed by its authorized signatory as of the date first written above.

GRANTOR:

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jessen Lane, LLC, a South Carolina limited liability
Company

Chad T. Prof
Witness #1

Lara Laughton
Witness #2

By: *[Signature]*
Name: Fabian Grimm
Title: Authorize Representative

STATE OF South Carolina)
COUNTY OF Berkeley)

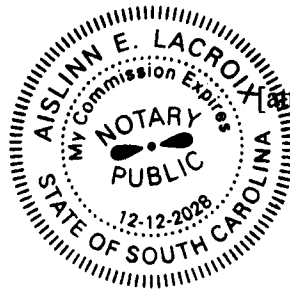
ACKNOWLEDGMENT

I, Aislinn E. LaCroix, Notary Public for the State of South Carolina, do hereby certify that the above-named Fabian Grimm, as Authorize Representative of Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 4 day of February, 2021.

Aislinn E. LaCroix
Notary Public

My Commission Expires: 12/12/2028



[attach notary seal]

Exhibit A
Property Description

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being in St. Thomas and St. Dennis Parish, Berkeley County, South Carolina, and being more specifically shown and delineated as "LOT 21" on a plat by Joseph O. Eelman, S.C.R.L.S., entitled "Plat Showing 0.918 Acres Being Taken From Lot 22 and Added to Lot 21 Property of Sandhill Partners, LLC located Daniel Island Area, Berkeley County, S.C." dated May 2, 1996, and recorded at the Berkeley County Register of Deed's Office in Cabinet L, at Page 386B. Said property having such size, shape and dimensions as are more particularly shown on said Plat.

STATE OF SOUTH CAROLINA)
 COUNTY OF BERKELEY)

AFFIDAVIT

Date of Transfer of Title/Closing Date: February 5, 2021

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 from **Jessen Lane, LLC, a South Carolina limited liability company** to **LB Lowdown Group, LLC, a South Carolina limited liability company**.
3. The DEED is (check one of the following)
 - (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 distribution to a trust beneficiary.
 - (C) ☐ EXEMPT from the deed recording fee because
 (Explanation if required)
 (IF EXEMPT, PLEASE SKIP ITEMS 4-6, AND GO TO ITEM 7 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 **\$2,800,000.00**.
 - (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 ☒ 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) **\$ 2,800,000.00** the amount listed in item 4 above
 - (B) **\$ -0-** the amount listed in item 5 above (no amount place zero)
 - (C) **\$ 2,800,000.00** Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee.
8. 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.

LB Lowdown Group, LLC, a South Carolina limited liability company

By: Sean Lowery
 Its: Manager

SWORN to before me this 5
 day of February, 2021

Notary Public for South Carolina
 Commission Expires: 9/9/2026

JENNIFER J. FLANAGIN
 Notary Public, State of South Carolina
 My Commission Expires Sept. 9, 2026