# 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

Synthia B Forte - Register of Deeds



Prepared by:		
Parker Poe Adams & Bernstein LLP (WD	H)	
200 Meeting Street, Suite 301		
Charleston, SC 29401		
OKASC 91133-P Upon recording return to: 447 Fleming Road Charleston, SC 29412		
STATE OF SOUTH CAROLINA	)	LIMITED WARRANTY DEED
COUNTY OF BERKELEY	<i>)</i>	LIMITED WARRAINT I DEED

In consideration of Two Million Eight Hundred Thousand Dollars (\$2,800,000.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, [(if there is an applicable reservation or encumbrance) subject to the easement/reservation/restrictive covenants described below] Jessen Lane, LLC, a South Carolina limited liability company ("Grantor"), as of February 5, 2021, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, unto LB Lowdown Group, LLC, a South Carolina limited liability company ("Grantee"), the following real property (the "Property"):

All that certain piece, parcel, lot or tract of land, together with all buildings, fixtures and other improvements thereon, if any, situate, lying and being in the County of Berkeley, State of South Carolina, which property is more particularly described on <u>Exhibit A</u> attached.

Being the same property conveyed to Jessen Lane, LLC, a South Carolina limited liability company from Oristo, LLC, a South Carolina limited liability company, by deed dated 12/04/2009 and recorded on 12/04/2009 in Book 8240 at Page 281, in the Office of the Register of Deeds for Berkeley County, South Carolina.

TMS # 267-00-00-079

Together with all rights of Grantor in the non-exclusive easement of Grantor for ingress and egress over, across and through that certain strip of land designated as "Clement's Ferry Park Road (60' R/W) Private" leading from the Western boundary of said property to Clement's Ferry Road, all as 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.

And together with all other rights, members, hereditaments and appurtenances to the said premises belonging or in anywise thereto incident or appertaining, TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

The property is conveyed in "AS IS" "WHERE IS" CONDITION, and GRANTEE, by acceptance of this deed, accepts the property in its current condition, with all faults.

Except with respect to claims (a) for property taxes not due and payable as of the date of this instrument, (b) under instruments and matters shown in the public records pertaining to the Property or taken as an exception to any title insurance policy insuring Grantee's interest in the Property, and (c) any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an PPAB 6087636v1 After recording return to:

Expert Title, LLC 21631 Ridgetop Circle, #285 Sterling, VA 20166 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.]

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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:  Witness #1  Yava Jaugttuy Witness #2	Jessen Lane, LLC, a South Carolina limited liability Company  By: Name: Fabian Grimm Title: Authorize Representative
	ACKNOWLEDGMENT  Notary Public for the State of certify that the above-named Fabian Grimm, as opeared before me this day and acknowledged the due
Witness my hand an official seal this the 4 day  Out G. Ja Guy  Notary Public  My Commission Expires: 12/12/2028	of February, 2021.

# 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.

		TH CAROLINA CRKELEY		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.	<ul> <li>The DEED is (check one of the following)</li> <li>(A)   Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.</li> </ul>				
	(B) 🗆	subject to the de	kholder,	ing fee as a transfer between a corporation, a partnership, or other partner, or owner of the entity, or is a transfer to a trust or as neficiary.	
	(C) 🗆	EXEMPT from t (Explanation if r	he deed r equired)	ecording fee because KIP ITEMS 4-6, AND GO TO ITEM 7 OF THIS AFFIDAVIT.)	
4.	Check o (A) ⊠ (B) □ (C) □	The fee is computation amount of \$2,80. The fee is computation The fee is computation.	ated on th 0,000.00. ated on th ated on th	r item 3(a) or item 3(b) above has been checked. the consideration paid or to be paid in money or money's worth in the the fair market value of the realty which is \$ the fair market value of the realty as established for property tax to s \$	
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 DE (A) (B) (C)	ED Recording Fe \$ 2,800,000.00 \$ 0- \$ 2,800,000.00	the amo	uted as follows: unt listed in item 4 above unt listed in item 5 above (no amount place zero) t Line 6(b) from Line 6(a) and place the result.	
7. the tran	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					
SWORN day of _	N to befor	re me this	<b>–</b> . <b>.</b>	JENNIFER J. FLANAGIN Notary Public, State of South Carolina My Commission Expires Sept. 9, 2026	
Notary Phylic for South Carolina Commission Expires: 9/9/2026					