

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 #:	2021011761	
Receipt Number:	203885	Return To:
Recorded As:	EREC-DEED	
Recorded On:	March 15, 2021	
Recorded At:	09:07:57 AM	Received From: SIMPLIFILE
Recorded By:	CRISTAL RAPOSA	Parties:
Book/Page:	RB 3728: 314 - 318	Direct- JEDBURG INDUSTRIAL PROPERTIES II LLC
Total Pages:	5	Indirect- SCANNELL DEVELOPMENT COMPANY III INC

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee:	\$15.00
Consideration:	\$3,750,000.00
County Tax:	\$4,125.00
State Tax:	\$9,750.00
Tax Charge:	\$13,875.00



RECEIVED

MAR 15, 2021

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

*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

Prepared By:  
 Steven M. Querin, Esq., Partner  
 Johnson, Smith, Hibbard & Wildman Law Firm, L.L.P.  
 220 N. Church Street, Suite 4, Spartanburg, SC 29306  
 P.O. Drawer 5587, Spartanburg, SC 29304  
 864.582.8121 | 864.585.5328 fax

Grantee's Address: 8801 River Crossing Blvd, Suite 300  
 Indianapolis, IN 46240

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF BERKELEY )

# TITLE TO REAL ESTATE

**KNOW ALL MEN BY THESE PRESENTS**, that, **Jedburg Industrial Properties II, LLC, a South Carolina limited liability company ("Grantor")** for and in consideration of Three Million Seven Hundred Fifty Thousand and 00/100 (\$3,750,000.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **Scannell Development Company III, Inc., an Indiana corporation ("Grantee")**, its heirs, successors and assigns, the following real property (the "Premises") described as follows:

## TRACT 1:

All that certain tract of land lying, situate and being in the State of South Carolina, County of Berkeley, shown and designated as Parcel II containing 56.773 acres, more or less, shown on a survey entitled "An ALTA/ACSM Subdivision Plat of a 190.112 Acre Tract Into Parcel I & Parcel II, Owned by Summerville Land Corporation Located in 2nd St. James Goose Creek Parish Berkeley County, South Carolina" prepared by Southeastern Surveying of Charleston, Inc. dated June 2, 2003, last revised August 21, 2003 and recorded in Plat Cabinet Q at Page 73-C in the Office of the Register of Deeds for Berkeley County.

TMS Number 220-00-02-116

## TRACT 2:

All that certain tract of land lying, situate and being in the State of South Carolina, County of Berkeley, shown and designated as Parcel I containing 133.339 acres, more or less, shown on a survey entitled "An ALTA/ACSM Subdivision Plat of a 190.112 Acre Tract Into Parcel I & Parcel II, Owned by Summerville Land Corporation Located in 2nd St. James Goose Creek Parish Berkeley County, South Carolina" prepared by Southeastern Surveying of Charleston, Inc. dated June 2, 2003, last revised August 21, 2003 and recorded in Plat Cabinet Q at Page 73-C in the Office of the Register of Deeds for Berkeley County.

## LESS AND EXCEPT THEREFROM:

All those certain tracts of land lying, situate and being in the State of South Carolina, County of Berkeley, shown as Tract A, containing 5.00 acres, more or less, Tract B, containing 42.96 acres, more or less, and Tract C, containing 51.52 acres, more or less, on a survey prepared for Jedburg Industrial Properties, LLC, Wachovia Bank, National Association, its successors and/or assigns & Chicago Title Insurance Company by Hussey, Gay, Bell & Deyoung, Inc. dated November 2, 2006 and recorded in Plat Cabinet R at Page 263-C in the Office of the Register of Deeds for Berkeley County.

↑

TMS Number 220-00-02-062

This being the same property conveyed to Jedburg Industrial Properties II, LLC by deed of Jedburg Industrial Properties, LLC dated November 21, 2008 and recorded November 24, 2008 in Book 7657 at Page 259 in the Office of the Register of Deeds for Berkeley County.

In addition to the reservations, conditions and/or easements contained herein if any, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and inspection affecting the within described property.

**TOGETHER** with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining;

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

WITNESS the Grantor's(s') hand(s) and seal(s) this 11 day of March, 2021.

SIGNED, sealed and delivered  
in the presence of:

Jedburg Industrial Properties II, LLC, a South Carolina  
limited liability company

By: Johnson Development Associates, Inc., a South  
Carolina corporation, Manager

[Signature]  
signature of witness #1 C. Breeden

By: [Signature] (SEAL)  
Dan C. Breeden, Jr., Secretary & Treasurer

[Signature]  
signature of witness #2 Tarek Wilson

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF SPARTANBURG )

I, Dawn Turner Kunak the undersigned Notary Public, do hereby certify that Dan C. Breeden, Jr., Secretary & Treasurer of Johnson Development Associates, Inc., a South Carolina corporation, the Manager of Jedburg Industrial Properties II, LLC, a South Carolina limited liability company, being duly authorized, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 4<sup>th</sup> day of March, 2021.



[Signature] (SEAL)  
Notary Public for South Carolina

Print Name: Dawn Turner Kunak

My commission expires: 4-5-2022

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

## 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. The property bears Berkeley County TMS Numbers 220-00-02-116 and 220-00-02-062 and was transferred from Jedburg Industrial Properties II, LLC to Scannell Development Company III, Inc. on March 11, 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 a 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.)
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 \$3,750,000.00
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the property 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. If "Yes", the amount of the outstanding balance of this lien or encumbrance is: \$\_\_\_\_\_.
6. The recording fee is computed as follows:
 

(a) Place the amount listed in item 4 above here:	\$3,750,000.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$0
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$3,750,000.00
7. The recording fee due is based on the amount listed on Line 6(c) above and the recording fee due is:  
\$138,750.00
8. As required by Code Section 12-24-70, I state that I am the responsible person who was connection 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.

Jedburg Industrial Properties II, LLC  
By: Johnson Development Associates, Inc., Manager

By: [Signature]  
Dan C. Breeden, Jr., Secretary & Treasurer

SWORN to before me this 8<sup>th</sup>  
day of March, 2021.

Notary Public for SC

My Commission Expires: 4-5-22

