

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 #:	2021060865	
Receipt Number:	243023	Return To:
Recorded As:	EREC-DEED	
Recorded On:	December 30, 2021	
Recorded At:	08:17:55 AM	Received From: SIMPLIFILE
Recorded By:	HELEN SEXTON	Parties:
Book/Page:	RB 4101: 75 - 79	Direct- PORT CITY CENTRE DEVELOPMENT LLC
Total Pages:	5	Indirect- BRIDGEVIEW PROPERTIES LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$4,500,000.00
County Tax:	\$4,950.00
State Tax:	\$11,700.00
Tax Charge:	\$16,650.00



RECEIVED

DEC 30, 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 & Van Allen PLLC
 Attn: Christopher T. Colwell
 78 Wentworth Street
 Charleston, SC 29401

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that **Port City Centre Development, LLC**, a Delaware limited liability company (the "Grantor"), in the state aforesaid, for and in consideration of Ten and 00/10ths (\$10.00) Dollars, paid by **Bridgeview Properties, LLC**, a South Carolina 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 unto said Grantee, its successors and assigns, forever, all of its right, title and interest to the following described property:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

Grantee's Mailing Address: 123 North Court Street, Fayetteville, WV 25840

TOGETHER with all and singular the rights, member, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, and the Grantee's successors and assigns forever.

AND the Grantor hereby binds itself and its successors and assigns, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Grantee, its successors and assigns, against it and its successors and all persons whomsoever lawfully claiming, or to claim the same or any part thereof by or through the Grantor, but not otherwise.

[Signatures to Follow on Next Page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name as of this 27th day of December, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

PORT CITY CENTRE DEVELOPMENT, LLC,
a Delaware limited liability company

By: MSP GP, LLC
Its: Manager

Kim Beier
Witness #1
Charles Wendell
Witness #2

By: C. Stephen Wendell
Name: C. Stephen Wendell
Its: Manager

STATE OF South Carolina
COUNTY OF Charleston)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 8 day of December, 2021 by C. Stephen Wendell, the Manager of MSP GP, LLC, the Manager of Port City Centre Development, LLC, a Delaware limited liability company, on behalf of the company.

Elizabeth Cook
Notary Public for South Carolina
Printed Name of Notary: Elizabeth Cook
My commission expires: 3/28/29
[Affix Seal]

EXHIBIT "A"

ALL that certain piece, parcel, or tract of land, with any improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, being shown and designated as "PARCEL 3 TMS#: 207-00-01-104 PORT CITY CENTRE LLC 306,785 SF 7.04 AC" on that certain plat entitled, "A SUBDIVISION PLAT OF PORT CITY CENTRE PHASE 1 FOR THE CREATION OF PORT CITY CENTRE DRIVE RIGHT-OF-WAY AND NEW PARCEL 1/2 TOGETHER WITH THE ACCOMPANYING DRAINAGE & BCWS EASEMENTS OWNED BY PORT CITY CENTRE, LLC LOCATED NEAR THE TOWN OF SUMMERVILLE BERKELEY COUNTY, SOUTH CAROLINA", prepared by SWA Surveying, LLC, dated March 8, 2018, last revised, March 28, 2019, and recorded July 9, 2019, in the ROD Office for Berkeley County, South Carolina, as Instrument Numbers 2019023656, 2019023657, 2019023658, and 2019023659.

This being a portion of the property conveyed to Grantor herein by deed of Port City Centre LLC, a South Carolina limited liability company dated December 2, 2020, and recorded December 7, 2020, in the ROD Office for Berkeley County, South Carolina, in Book 3606 at Page 566.

TMS No.: 207-00-01-136

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being sworn, deposes and states:

1. I have read the information on this Affidavit and I understand such information.
2. 311 Port City Centre Drive, Summerville, SC 29483 bearing Berkeley County Tax Map Number 207-00-01-136 was transferred by Port City Centre Development, LLC to Bridgeview Properties, LLC on December 29th, 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
(Explanation, if required-nominal fee)
(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. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$4,500,000.00
 - 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. \$4,500,000.00 the amount listed in item 4 above
 - b. \$0.0 the amount listed in item 5 above (no amount place zero)
 - c. \$4,500,000.00 subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$16,650.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: 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.

Sworn to before me this 27th day of December, 2021

Notary Public for SC

Notary Print Name: Christopher T. Colwell

My Commission expires: 11-26-23

PORT CITY CENTRE DEVELOPMENT, LLC,
a Delaware limited liability company

By: MSP GP, LLC

Its: Manager

By: C. Stephen Wendell
Name: C. Stephen Wendell
Its: Manager

