

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 #:	2022017268	
Receipt Number:	257008	Return To:
Recorded As:	EREC-DEED	
Recorded On:	April 27, 2022	
Recorded At:	09:14:33 AM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 4229: 288 - 293	Direct- PARKER FAMILY PROPERTIES LLC
Total Pages:	6	Indirect- SAK-SUMMERVILLE INVESTMENT LLC

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

Recording Fee:	\$15.00
Consideration:	\$5,258,250.00
County Tax:	\$5,784.35
State Tax:	\$13,672.10
Tax Charge:	\$19,456.45



RECEIVED

APR 27, 2022

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

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

STATE OF SOUTH CAROLINA	)	
	)	LIMITED WARRANTY DEED
COUNTY OF BERKELEY	)	

KNOW ALL MEN BY THESE PRESENTS that **PARKER FAMILY PROPERTIES, LLC, a South Carolina limited liability company ("Grantor")**, in the State aforesaid, for and in consideration of the sum of FIVE MILLION TWO HUNDRED FIFTY-EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$5,258,250.00) DOLLARS, to it in hand paid at and before the sealing of these presents by **SAK - SUMMERVILLE INVESTMENT, LLC, a South Carolina limited liability company**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to those matters set forth on Exhibit "B", unto **SAK - SUMMERVILLE INVESTMENT, LLC, a South Carolina limited liability company ("Grantee")**, its successors and assigns, the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all and singular the Rights, Members, 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, subject to those matters set forth in Exhibit "B", unto the Grantee, its successors and assigns, forever.

AND, subject to those matters set forth in Exhibit "B", the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular said premises unto the Grantee, and the Grantee's successors and assigns, against Grantor, Grantor's successors and assigns, to claim the same or any part thereof.

WITNESS, the Grantor's hand and seal this 18 day of April, 2022.

SIGNED, sealed and delivered  
in the presence of:

Donna Maria LaBrosse  
(WITNESS # 1)

[Signature]  
(WITNESS # 2)

Parker Family Properties, LLC, a South Carolina  
limited liability company

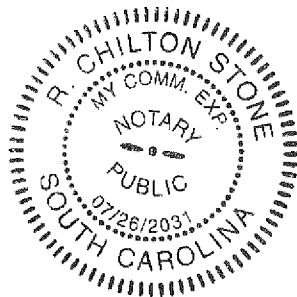
BY: [Signature]  
Kent J. Parker, Member

BY: [Signature]  
Tania E. Toney-Parker, Member

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF CHARLESTON     )

# ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 18 day of April, 2022 by Kent J. Parker and Tania E. Toney-Parker as members of Parker Family Properties, LLC, a South Carolina limited liability company who executed the within written deed and are persons known to me.



[Signature]  
Notary Public for South Carolina  
My Commission Expires: 7/26/31

**EXHIBIT "A"**

Bell Wright Road, Summerville, SC

ALL that certain piece, parcel or lot of land, situate, lying and being in the Town of Summerville, Berkeley County, State of South Carolina, known and designated as Lot 3 as shown on a plat entitled "PLAT SHOWING THE SUBDIVISION OF TRACT A-1 (49.199 ACRES), BEING SUBDIVIDED AS SHOWN, PROPERTY OF HYDE PROPERTIES, LLC, LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA", made by TIM ELMER RLS, LLC dated October 31, 2007, recorded November 27, 2007 in Plat Book N, at Page 245H, in the ROD Office for Berkeley County, South Carolina. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

ALL that certain piece, parcel or lot of land, situate, lying and being in the Town of Summerville, Berkeley County, State of South Carolina, known and designated as Lot 1 as shown on a plat entitled "PLAT SHOWING THE CREATION OF LOT 1 (8.0001 ACRES), BEING A PORTION OF TRACT A-1, PROPERTY OF HYDE PROPERTIES, LLC, LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA", made by TIM ELMER RLS, LLC dated September 19, 2007, recorded October 18, 2007, in Plat Book N, at Page 188H, in the ROD Office for Berkeley County, South Carolina. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

SAVING AND EXCEPTING all that certain piece, parcel or lot of land, situate, lying and being in the Town of Summerville, Berkeley County, State of South Carolina, known and designated as Lot 1-A as shown on a plat entitled, "PLAT SHOWING LOT 1-A (2.878 ACRES), BEING SUBDIVIDED FROM LOT 1, WITH THE REMAINING (5.122 ACRES) BEING ADDED TO LOT 3, PROPERTY OF HYDE PROPERTIES, LLC LOCATED NEAR SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA", made by TIM ELMER RLS, LLC dated January 5, 2009, recorded February 13, 2009, in Plat Book N, at Page 28R, in the ROD Office for Berkeley County, South Carolina.

BEING the same property conveyed to Parker Family Properties, LLC by deed of Hyde Properties, LLC dated June 15, 2020 and recorded June 16, 2020 in the ROD Office for Berkeley County in Book 3394, Page 379.

TMS No.: 232-00-02-173

Grantee's Address: 1480 Chatham Parkway, Suite 150  
Savannah, GA 31405

**Exhibit "B"**

**Exceptions From Coverage**

1. Taxes for the year 2022, and subsequent years, a lien not yet due and payable, plus any special assessments.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Terms and conditions of Declaration of Covenants and Restrictions recorded in Book 7033, Page 290; as assigned by Assignment and Assumption of Declarant Rights to Parker Family Properties, LLC, recorded in Book 3394, Page 394, Berkeley County Registry.
4. Grant of Perpetual Easement to Berkeley County Water and Sanitation Authority, recorded in Book 7786, Page 16, Berkeley County Registry. (As shown on the Survey).
5. Ingress/Egress Easement and Maintenance Agreement to Kempton Enterprises, LLC, recorded in Book 7797, Page 298, Berkeley County Registry. (As shown on the Survey).
6. Ingress/Egress Easement and Maintenance Agreement to South Carolina Electric & Gas Company, recorded in Book 7831, Page 3, Berkeley County Registry. (As shown on the Survey).
7. Easement(s) and/or Right(s) of Way to the South Carolina Electric & Gas Company, recorded in Book 8484, Page 101, Berkeley County Registry. (As shown on the Survey).
8. The ALTA/NSPS Land Title Survey prepared by Jonathan F. Burns, PLS No. 22742, of GPA Professional Land Surveyors, dated December 20, 2021, last revised April 12, 2022, and designated Job No. 215176 (the "Survey"), discloses the following:
  - a. Overhead power line, power pole, guy wire, sewer manhole, storm drain manhole, non-jurisdictional wetlands, non-jurisdictional pond, non-jurisdictional ditch, gate post, gas marker, fire hydrant
  - b. Possible easements for underground sewer, water and utility facilities not shown

STATE OF SOUTH CAROLINA ]  
COUNTY OF BERKELEY ]

**AFFIDAVIT**

DATE OF TRANSFER OF TITLE  
(Closing Date: April 19, 2022)

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 being transferred by Parker Family Properties, LLC, a South Carolina limited liability company to SAK - Summerville Investment, LLC, a South Carolina limited liability company on April 19, 2022.
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 (exemptions 1-12) (If exempt, please skip item 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 \$5,258,250.00.
  - (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. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$ \_\_\_\_\_.
6. The DEED Recording Fee is computed as follows:
  - (a) \$5,258,250.00 the amount listed in item 4 above.
  - LESS (b) \$ 0.00 the amount listed in item 5 above (no amount place zero).
  - TOTAL (c) \$5,258,250.00 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: GRANTOR
8. Check if Property other than Real Property is being transferred on this Deed.
  - (a) \_\_\_\_\_ Mobile Home
  - (b) \_\_\_\_\_ Other
9. DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of \_\_\_\_\_ deceased CASE NUMBER \_\_\_\_\_. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of \_\_\_\_\_ deceased and that the grantee(s) therein are correct and confirm to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who wilfully 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.

Parker Family Properties, a South Carolina limited liability company

By: Kent J. Parker

Its: Member

Sworn to before me this  
18 day of April, 2022

Reid  
Notary Public for South Carolina  
My Commission Expires: 7/26/31

