

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 #:	2022017533	
Receipt Number:	257231	Return To:
Recorded As:	EREC-DEED	
Recorded On:	April 28, 2022	
Recorded At:	12:58:18 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 4231: 482 - 486	Direct- PARKER FAMILY PROPERTIES LLC
Total Pages:	5	Indirect- SAK-SUMMERVILLE INVESTMENT LLC

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

Recording Fee: \$15.00  
Exempt  
Tax Charge: \$0.00



RECEIVED

APR 28, 2022

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

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

After Recording Return to:  
Hartman Simons & Wood LLP  
400 Interstate North Parkway SE, Suite 600  
Atlanta, Georgia 30339  
Attention: Bob Simons

STATE OF SOUTH CAROLINA	)	TITLE TO REAL ESTATE
	)	QUIT CLAIM DEED
COUNTY OF BERKELEY	)	

KNOW ALL MEN BY THESE PRESENTS:

THAT Parker Family Properties, LLC, a South Carolina limited liability company (hereinafter referred to as "Grantor") in the state aforementioned for and in consideration of Five and No/100 Dollars (\$5.00) and no other consideration to it in hand paid at and before the sealing of these presents by SAK – Summerville Investment, LLC, a South Carolina limited liability company (hereafter referred to as "Grantee") having its mailing address as: 1480 Chatham Parkway, Suite 150, Savannah, Georgia 31405 (the receipt whereof is hereby acknowledged) has remised, released and forever quit-claimed, and by these presents, does remise, release and forever quit-claim unto the said Grantee, its successors and assigns forever, all of its rights, title and interest, whatever the same may be, in and to all of the following described real property and improvements located thereon:

**(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)**

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said Premises belonging or in anyway incident or appertaining.

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

[Signature on Following Page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name this 18<sup>th</sup> day of April, 2022.

WITNESSES:

GRANTOR:

**PARKER FAMILY PROPERTIES, LLC,**  
a South Carolina limited liability company (SEAL)

Dorcas Monica LaBrasce  
Witness #1

RLM  
Witness #2 / Can be Notary

By: Kent J. Parker  
Name: Kent J. Parker

Its: Member

By: Tania E. Toney-Parker  
Name: Tania E. Toney-Parker

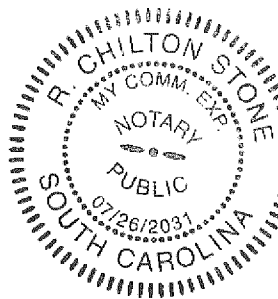
Its: Member

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

ACKNOWLEDGMENT

PERSONALLY APPEARED before me **PARKER FAMILY PROPERTIES, LLC**, a South Carolina limited liability company, by Kent J. Parker, its Member, and by Tania E. Toney-Parker, its Member who provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument, and further acknowledged before me execution of the foregoing instrument.

SWORN TO and subscribed before me this 18<sup>th</sup> day of April, 2022.



RLM  
Notary Public for South Carolina

Printed Name: R. Chilton Stone

My commission expires: 7/26/31

**EXHIBIT "A"****LEGAL DESCRIPTION - LOT 3 - TMS NO. 232-00-02-173**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING NEAR THE TOWN OF SUMMERVILLE, COUNTY OF BERKELEY, STATE OF SOUTH CAROLINA AND BEING MORE FULLY SHOWN AND DESIGNATED ON AN ALTA / NSPS LAND TITLE SURVEY ENTITLED "SHOWING LOT 3, TMS NO. 232-00-02-173", PREPARED BY GPA PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 20, 2021 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 5/8"REBAR FOUND ON THE NORTHWESTERN RIGHT-OF-WAY OF BELLWRIGHT ROAD APPROXIMATELY 932' FROM THE RIGHT-OF-WAY OF HENSLEY LANE, THENCE N 15°56'05" W ALONG THE PROPERTY OF BESTER COMMERCIAL REALTY, LLC (TMS NO. 232-00-02-183), A DISTANCE OF 46.06' TO A 5/8"REBAR FOUND; THENCE N 54°14'14" W ALONG SAID PROPERTY, A DISTANCE OF 172.27' TO A 5/8"REBAR FOUND; THENCE S 28°20'01" W ALONG SAID PROPERTY, A DISTANCE OF 619.84' TO A 5/8"REBAR FOUND; THENCE N 54°13'26" W ALONG THE PROPERTY OF I 26/78 ASSOCIATES, LLC (TMS NO. 232-00-02-172), A DISTANCE OF 403.13' TO A 5/8"REBAR FOUND; THENCE N 54°13'49" W ALONG SAID PROPERTY, A DISTANCE OF 538.29' TO A 5/8"REBAR FOUND; THENCE N 58°36'09" W ALONG THE PROPERTY OF BERKELEY COUNTY, SC (TMS NO. 232-00-02-156), A DISTANCE OF 68.13' TO A 5/8"REBAR FOUND; THENCE N 35°46'56" E ALONG SAID PROPERTY, A DISTANCE OF 216.77' TO A 5/8"REBAR FOUND; THENCE N 54°15'34" W ALONG SAID PROPERTY, A DISTANCE OF 259.36' TO A 5/8"REBAR FOUND; THENCE N 35°46'54" E ALONG THE PROPERTY OF S.C. ELECTRIC AND GAS COMPANY (TMS NO. 232-00-02-178), A DISTANCE OF 368.16' TO A 5/8"REBAR FOUND; THENCE N 54°13'12" W ALONG SAID PROPERTY, A DISTANCE OF 285.50' TO A 5/8"REBAR FOUND; THENCE N 18°56'45" E ALONG SAID PROPERTY, A DISTANCE OF 133.63' TO A 5/8"REBAR FOUND; THENCE N 07°31'06" E ALONG SAID PROPERTY, A DISTANCE OF 114.86' TO A 5/8"REBAR FOUND; THENCE N 35°47'42" E ALONG SAID PROPERTY, A DISTANCE OF 110.78' TO A 5/8"REBAR FOUND; THENCE N 22°45'01" E ALONG SAID PROPERTY, A DISTANCE OF 271.27' TO A 5/8"REBAR FOUND; THENCE S 54°13'19" E ALONG THE PROPERTY OF I 26/78 ASSOCIATES, LLC (TMS NO. 232-00-02-041), A DISTANCE OF 1758.56' TO A 5/8"REBAR FOUND; THENCE S 28°20'54" W ALONG THE NORTHWESTERN RIGHT-OF-WAY OF BELLWRIGHT ROAD, A DISTANCE OF 602.56' TO A 5/8"REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING CONTAINING APPROXIMATELY 1,697,082 SQ. FT. OR 38.960 ACRES.

STATE OF SOUTH CAROLINA )COUNTY OF BERKELEY )

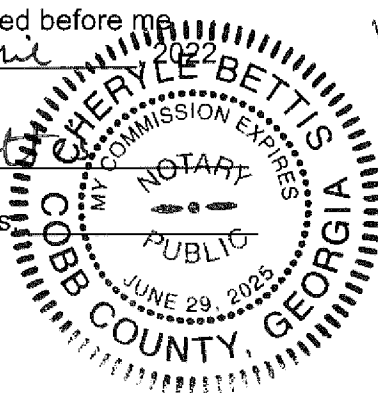
## TRANSFER TAX AFFIDAVIT

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 is 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.      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.   x   EXEMPT from the deed recording fee because (exemption #12)  
(Explain, if required)
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 \$-0-
  - 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. \$-0- the amount listed in item 4 above.
  - B. \$-0- the amount listed in item 5 above (if no amount place zero).
  - C. \$-0- Subtract line 6(B) from 6(A) and place the result here. Multiply 6(C) by \$3.70 per \$1,000.00 to obtain amount of tax due.
  - D. \$-0- the amount of tax due.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative.
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.

Sworn to and subscribed before me  
this 27 day of April, 2022

Cheryl Bettis  
Notary Public  
My commission expires



Ally Rainey  
Ally Rainey, Legal Representative