

**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 #:	2022019314	
Receipt Number:	258494	Return To:
Recorded As:	EREC-DEED	
Recorded On:	May 10, 2022	
Recorded At:	01:43:22 PM	Received From: SIMPLIFILE
Recorded By:	SAMANTHA EVANS	Parties:
Book/Page:	RB 4244: 319 - 324	Direct- HYDE PARK-EAST BRANCH LLC
Total Pages:	6	Indirect- NUTHATCH HYDE PARK LLC

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

Recording Fee:	\$15.00
Consideration:	\$2,650,000.00
County Tax:	\$2,915.00
State Tax:	\$6,890.00
Tax Charge:	\$9,805.00



RECEIVED

MAY 10, 2022

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Return to:

Susan M. Smythe
 Womble Bond Dickinson (US) LLP
 PO Box 999
 Charleston, SC 29402

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

KNOW ALL MEN BY THESE PRESENTS, that **HYDE PARK - EAST BRANCH, LLC**, a South Carolina limited liability company (“Grantor”), in the State aforesaid, for and in consideration of the sum of Two Million, Six Hundred Fifty Thousand (\$2,650,000.00) Dollars, unto it paid by **NUTHATCH HYDE PARK, LLC**, a South Carolina limited liability company, (“Grantee”), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said Grantee, its successors and assigns, subject to the Permitted Exceptions as hereinafter defined, the following described property, to wit:

ALL that certain plantation or tract of land, together with all buildings and improvements thereon, situate, lying and being in St. Johns Parish, Berkeley County, South Carolina, on the eastern branch of the Cooper River and known as "Hyde Park Plantation" and as more fully described on Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to Hyde Park - East Branch, LLC by deed of Hyde Park Estates, Inc., dated August 18, 2017 and recorded August 18, 2017 in the Office of the Register of Deeds for Berkeley County in Book 2543 at Page 315 and by deed of Kensington Holdings, LLC dated May 9, 2022 and recorded contemporaneously herewith.

Tax Map #: 201-00-00-001

Grantee’s Address: P. O. Box 2545
 Carrollton, GA 30112

THIS CONVEYANCE IS MADE SUBJECT TO all easements and restrictions of record and otherwise affecting the property (the “Permitted Exceptions”).

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

AND Grantor hereby covenants with the Grantee, its successors and assigns that Grantor will warrant and defend the title to the Property, subject to the Permitted Exceptions, against the lawful claims of all persons claiming by, under or through Grantor and no others.

The remainder of this page intentionally left blank

EXHIBIT A
PROPERTY DESCRIPTION

ALL that certain plantation or tract of land, together with all buildings and improvements thereon, situate, lying and being in St. Johns Parish, Berkeley County, South Carolina, on the eastern branch of the Cooper River and known as "Hyde Park Plantation," measuring and containing 589 acres, more or less, of which 464 acres, more or less, are highlands, and 125 acres, more or less are marshlands and old rice fields, as more particularly shown on a plat thereof entitled "PLAT OF HYDE PARK PLANTATION CONTAINING 589 ACRES" dated December 17, 1993, prepared by F. Elliotte Quinn, III, RLS No. 10292, which plat is recorded in the RMC Office for Berkeley County in Plat Cabinet K, Page 185; the said plantation or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

PLUS:

All that certain tract, parcel and piece of land lying and being in St. Johns Parish, Berkeley County, South Carolina, on the eastern branch of the Cooper River, measuring and containing 3.03 acres and identified as "Kensington to Hyde Park" on that certain plat entitled "A Plat Showing The Adjustment of Property Lines Between Hyde Park Plantation and Kensington Plantation" dated April 19, 2022 prepared by F. Elliotte Quinn, III, RLS No. 10292 of Thomas & Hutton which plat is recorded in the Register of Deeds Office for Berkeley County as Instrument No. 2022018645 on May 5, 2022; the said tracts of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

SAVING AND EXCEPTING:

All those certain tracts, parcels and pieces of land situate, lying and being in St. Johns Parish, Berkeley County, South Carolina, on the eastern branch of the Cooper River, measuring and containing 1.84 acres identified as "Hyde Park to Kensington 1" and measuring and containing 0.45 acres identified as "Hyde Park to Kensington 2" on that certain plat entitled "A Plat Showing The Adjustment of Property Lines Between Hyde Park Plantation and Kensington Plantation" dated April 19, 2022 prepared by F. Elliotte Quinn, III, RLS No. 10292 of Thomas & Hutton which plat is recorded in the Register of Deeds Office for Berkeley County as Instrument No. 2022018645 on May 5, 2022; the said tracts of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

Being the same property conveyed to the Hyde Park - East Branch, LLC by deed of Hyde Park Estates, Inc., dated August 18, 2017 and recorded August 18, 2017 in the Office of the Register of Deeds for Berkeley County in Book 2543 at Page 315 and by deed of Kensington Holdings, LLC dated May___, 2022 and recorded contemporaneously herewith..

Tax Map #: 201-00-00-001

STATE OF SOUTH CAROLINA) AFFIDAVIT Date of transfer of title:
COUNTY OF BERKELEY)

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, Hyde Park Plantation, 748 Irving Chapel Road, Cordesville, Berkeley County, SC TMS No. 201-00-00-001, is being transferred by Hyde Park-East Branch, LLC to Nuthatch Hyde Park, LLC on May __, 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 Exemption No. __ Explanation: (). (If exempt, please skip items 4-7, and go to item 7 of this affidavit).
4. Check one of the following if either item 3(a) or item 3(b) 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 \$2,650,000.00.
(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 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 AYes@, the amount of the outstanding balance of this lien or encumbrance is \$.
6. The Deed recording fee is computed as follows:
(a) \$2,650,000.00 the amount listed in item 4 above.
(b) \$ 0 the amount listed in Item 5 above (no amount place zero).
(c) \$2,650,000.00 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: \$ 9,805.00.
8. As required by Code Section 12-24-70, the corporation states that I am a responsible person who was connected with the transaction as: Grantor.
9. The undersigned understands 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 no more than one year, or both.

Hyde Park – East Branch, LLC
By: Lowcountry Land Trust, LLC, its Member

By: Ashley Demosthenes
Ashley Demosthenes, President & CEO

SWORN to this 9th day of May, 2022.

Notary Public for South Carolina

Print Name of Notary: Ellen S. Blake

My Commission Expires: 10/3/2030

