

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 #:	2022025031	
Receipt Number:	262908	Return To:
Recorded As:	EREC-DEED	
Recorded On:	June 22, 2022	
Recorded At:	04:19:46 PM	Received From: SIMPLIFILE
Recorded By:	CRISTAL RAPOSA	Parties:
Book/Page:	RB 4287: 231 - 236	Direct- 1056 BUSINESS PARK ROAD LLC
Total Pages:	6	Indirect- 1056 BUSINIESS PARK SC LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$7,640,000.00
County Tax:	\$8,404.00
State Tax:	\$19,864.00
Tax Charge:	\$28,268.00



RECEIVED

JUN 22, 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)
)
 COUNTY OF BERKELEY)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **1056 Business Park Road, LLC, a South Carolina limited liability company** ("Grantor") in the State aforesaid in consideration of the sum of **SEVEN MILLION SIX HUNDRED FORTY THOUSAND AND NO/100 (\$7,640,000.00) DOLLARS**, good and valuable consideration to the said Grantor in hand paid at and before the sealing of these presents by **1056 Business Park SC, LLC, a North Carolina limited liability company** ("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 the said **1056 Business Park SC, LLC, a North Carolina limited liability company**, its successors and assigns, the following described property, to-wit:

ALL that certain piece, parcel or lot of land, together with the improvements thereon, if any, situate, lying and being in the 2nd Street St. James Goose Creek Parish, Berkeley County, South Carolina, shown and designated as "PARCEL 4B 308,633 SQ. FT. 7.09 ACRES" on that certain plat entitled, "2ND ST. JAMES GOOSE CREEK PARISH BERKELEY COUNTY, S.C. SUBDIVISION PLAT OF PARCEL 4 (TMS 207-00-01-081) CONTAINING 13.48 ACRES INTO PARCEL 4A CONTAINING 6.39 ACRES, AND PARCEL 4B CONTAINING 7.09 ACRES OWNED BY WINDSCAPE LLC," prepared by EM Seabrook Engineers | Surveyors, dated February 27, 2017, and recorded April 13, 2017, in the ROD Office for Berkeley County, South Carolina, in Plat Cabinet S at Page 98R.

SAID property is conveyed subject to all applicable covenants, restrictions, limitations, obligations, and easements of record (the "Exceptions").

BEING that property conveyed to 1056 Business Park Road, LLC, a South Carolina limited liability company, by Deed of Southwind Land Company, LLC, a South Carolina limited liability company dated December 8, 2020, and recorded December 14, 2020, in the Register of Deeds Office for Berkeley County, South Carolina, in Book RB 3617, at Page 28.

TMS No.: 207-00-01-126

Grantee's Address: 711 Harvey Street
 Raleigh, NC 27608

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 said premises before mentioned unto the said **1056 Business Park SC, LLC, a North Carolina limited liability company**, its successors and assigns forever.

AND, subject to the Exceptions, Grantor does hereby bind itself, its successors and assigns, 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 assigns lawfully claiming, or to claim the same or any part thereof, by, under or through it, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

WITNESS its hand and seal this 16 day of June, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Carol Miller
W.B. J.

1056 Business Park Road, LLC

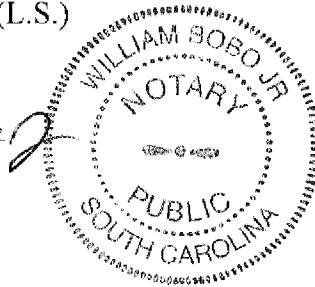
By: [Signature]
Christopher K. Phillips, Jr.
Its: Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

THE foregoing instrument was acknowledged before me by Christopher K. Phillips, Jr. as Manager of 1056 Business Park Road, LLC a South Carolina limited liability company, this 16 day of June, 2022.

[Signature] (L.S.)
Notary Public for South Carolina
My Commission Expires: 1/9/2030
Notary Printed Name: William B. J.



)

)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

)

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 is located on 1056 Business Park Road, bearing Berkeley County Tax Map Number 207-00-01-126, and was transferred by 1056 Business Park Road, LLC, a South Carolina limited liability company, to 1056 Business Park SC, LLC, a North Carolina limited liability company, on June 22, 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 (See Information section of affidavit): _____
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

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 \$7,640,000.00.

(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) Place the amount listed in item 4 above here: \$ 7,640,000.00
 (b) Place the amount listed in item 5 above here: \$ 0.00
 (If no amount is listed, place zero here.)
 (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 7,640,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$28,268.00

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.

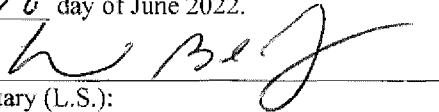
1056 Business Park Road, LLC, a South
Carolina limited liability company

By: 

Christopher K. Phillips, Jr.

Its: Manager

SWORN to and subscribed before me this
16 day of June 2022.



Notary (L.S.):

Notary Public for South Carolina

My Commission Expires: 1/9/2030

Notary (printed name): William Bobo Jr.

