

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 #:	2023029250	
Receipt Number:	302884	Return To:
Recorded As:	EREC-DEED	
Recorded On:	September 22, 2023	
Recorded At:	01:32:41 PM	Received From: SIMPLIFILE
Recorded By:	WK07	Parties:
Book/Page:	RB 4669: 520 - 525	Direct- FRED CLARK FAMILY PROPERTIES LLC
Total Pages:	6	Indirect- COWBOY USA LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$1,100,000.00
County Tax:	\$1,210.00
State Tax:	\$2,860.00
Tax Charge:	\$4,070.00



RECEIVED

SEP 22, 2023

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Prepared by:

Graybill Lansche & Vinzani, LLC
 225 Seven Farms Drive, Suite 207
 Charleston, SC 29492

PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION

STATE OF SOUTH CAROLINA)

)

LIMITED WARRANTY DEED

COUNTY OF BERKELEY)

)

KNOW ALL MEN BY THESE PRESENTS, that **FRED CLARK FAMILY PROPERTIES, LLC**, a South Carolina limited liability company (hereinafter "Grantor"), in consideration of ONE MILLION ONE HUNDRED THOUSAND and No/100ths (\$1,100,000.00) DOLLARS, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, subject to the covenants, conditions, obligations, restrictions, exceptions, reservations, encumbrances, easements, and plats set forth on **Exhibit "B"** (hereinafter "Permitted Exceptions") unto **COWBOY USA, LLC**, a South Carolina limited liability company (hereinafter "Grantee"), forever, the following real property, to-wit:

All those certain pieces, parcels, lots or tracts of land, together with all buildings, fixtures and other improvements thereon, if any, situate, lying and being in the County of Berkeley, State of South Carolina, which property is more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (hereinafter "Premises").

GRANTEE'S ADDRESS: 1256 Rodeo Drive
 Walterboro, South Carolina 29488

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the Grantee, and Grantee's successors and assigns, forever, subject to the Permitted Exceptions.

AND, subject to the Permitted Exceptions, the Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said Premises unto the Grantee, its successors and assigns, forever, against the Grantor and the Grantor's successors and assigns, so that neither the Grantor nor those claiming under the Grantor shall hereafter have any interest in or claim the same, or any part thereof.

WITNESS the Grantor's hand and seal this 20th day of September, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness:

Print Name: Ryan Henry

Fred Clark Family Properties, LLC,
a South Carolina limited liability company

By:

Name: James David Clark

Its: Authorized Member

Witness:

Print Name: Haley E. Furman

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

ACKNOWLEDGMENT

I, Haley E. Furman (Notary Public) do hereby certify that James David Clark, the Authorized Member of Fred Clark Family Properties, LLC, a South Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 20th day of September, 2023.

Haley E. Furman

Notary Public for State of South Carolina

My commission expires: 08.31.2028

(NOTARY SEAL)

HALEY E. FURMAN
Notary Public-State of South Carolina
My Commission Expires
August 31, 2028

EXHIBIT "A"

Legal Description

ALL that certain piece, parcel or tract of land situate, lying and being in 2nd St. Johns Parish, County of Berkeley, State of South Carolina, south of Road S-8-34 and Northwest and West of the Moncks Corner Municipal Airport, containing 73.81 acres, and being fully shown and delineated as Tract A, containing 59.11 acres, and Tract B, containing 14.7 acres, on a plat by Cleatwood E. Droze, RLS, dated September 16, 1986, and recorded in the Office of the Register of Deeds for Berkeley County in Plat Book Cab G at Page 68.

AND

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Moncks Corner, County of Berkeley and State of South Carolina, more particularly described in accordance with a survey dated January 9, 1987, made by William H. Dennis, RLS, as follows: BEGINNING at an old iron distant 0.5 miles more or less on a course North 75°15 minutes 00 seconds East from the intersection of S-8-34 and S-8-315 and running thence 1) North 71° 15 minutes 00 seconds 60.37 feet to a point; thence 2) South 12° 24 minutes 00 seconds East 97.92 feet to a point; thence 3) South 84° 57 minutes 00 seconds West 60.50 feet to an old iron; thence 4) North 12° 24 minutes 00 seconds West 83.50 feet to the point and place of BEGINNING.

LESS AND EXCEPT:

ALL that certain piece, parcel or tract of land, situate, lying and being in the City of Moncks Corner, County of Berkeley, State of South Carolina measuring and containing Thirty-One and Fifty-Five Hundredths (31.55) acres conveyed to or condemned Berkeley County for the Municipal Airport as more fully described in Case 1987-CP-08-752 as evidenced by the final order in said case filed for record in Book 656 at Page 282, on April 11, 1995, in the Office of the Register of Deeds for Berkeley County, South Carolina.

BEING the same property conveyed to Fred Clark Family Properties, LLC, a South Carolina limited liability company, by Quitclaim Deed from James David Clark, Fred Clark, Jr., Carolyn Elaine Graham a/k/a Carolyn C. Graham, William Timothy Clark, and Mary Clark, dated February 12, 2021, and recorded March 5, 2021, in Book 3717, Page 196, in the Berkeley County, South Carolina Register of Deeds Office.

TMS Number: 141-00-02-036

EXHIBIT "B"

Permitted Exceptions

1. Real estate taxes and assessments for 2023 and subsequent years, not yet due and payable.
2. Easement(s) recorded in Book C45, Page(s) 207, Berkeley County Registry.
3. Berkeley County Condemnation Order recorded in Book 656, Page(s) 282, Berkeley County Registry.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstances affecting the Title disclosed by plat(s) recorded in Plat Book G at Page(s) 68 & 195; Plat Cabinet E, Page 306; Plat Cabinet F, Page 75A; Plat Cabinet R, Page 6; Plat Cabinet U.
5. Any right, easement, setback, encroachment, encumbrance, violation, variations or other adverse title circumstance disclosed by that "ALTA/NSPS Land Title Survey Showing TMS No. 141-00-02-036" by HLA, Inc., dated September 19, 2023.

STATE OF SOUTH CAROLINA)
 COUNTY OF BERKELEY)

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 at 42.39 acres, Whitesville Road, South Carolina, bearing Berkeley County Tax Map Number 141-00-02-036 was transferred by Fred Clark Family Properties, LLC., a South Carolina limited liability company to Cowboy USA, LLC, a South Carolina limited liability company, on September 22, 2023.
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):
(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.):
 - x (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,100,000.00.
 - (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:	\$1,100,000.00
(b) Place the amount listed in item 5 above here (If no amount is listed, place zero here):	\$0
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$1,100,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ \$4,070.00
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 and subscribed before me this
 20th day of September, 2023.

Fred Clark Family Properties, LLC,
 a South Carolina limited liability company

James David Clark
 By: James David Clark
 Its: Authorized Member

Haley E. Furman
 Notary Public for South Carolina
 My Commission Expires: 08.31.2028
 Notary Name: Haley E. Furman

HALEY E. FURMAN
 Notary Public-State of South Carolina
 My Commission Expires
 August 31, 2028