

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 #:	2023029251	
Receipt Number:	302884	Return To:
Recorded As:	EREC-DEED	
Recorded On:	September 22, 2023	
Recorded At:	01:32:42 PM	Received From: SIMPLIFILE
Recorded By:	WK07	Parties:
Book/Page:	RB 4669: 526 - 530	Direct- FRED CLARK FAMILY PROPERTIES LLC
Total Pages:	5	Indirect- COWBOY USA LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

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



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
 File No.: 2388.0002

SOUTH CAROLINA QUITCLAIM DEED

COUNTY: Berkeley

TAX MAP NUMBER: 141-00-02-036

CITY: Moncks Corner

DATE: September 22, 2023

Grantor

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

Grantee

Cowboy USA, LLC,
 a South Carolina limited liability company

Grantee's address:
1256 Rodeo Drive
Walterboro, SC 29488

The designation Grantor and Grantee as used herein shall include the named parties and its successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, to Grantor paid by Grantee, does hereby remise, release and forever quitclaim unto Grantee, its successors and assigns, all of Grantor's right, title and interest, if any, in and to the real estate (the "Premises") described as follows:

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").

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns forever, the Premises and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, if any.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed under 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: James David Clark
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 piece, parcel or lot of land laying on the southerly side of Whitesville Road, being more fully shown on a drawing entitled "ALTA/NSPS LAND TITLE SURVEY SHOWING TMS NO. 141-00-02-036 CONTAINING 42.377 ACRES PROPERTY OF FRED CLARK FAMILY PROPERTIES, LLC, LOCATED NEAR THE TOWN OF MONCK'S CORNER, BERKELEY COUNTY, SOUTH CAROLINA", and having the following metes and bounds to wit:

Beginning at a point on the southerly right-of-way of Whitesville Road (S-8-34), said point being approximately 3,392' east of Old Whitesville Road, said point being the point of beginning, thence turning and running along the southerly right-of-way of Whitesville Road (S-8-34) N 66°37'01" E, a distance of 60.52' to a point, thence turning and running along the land of SC State Board of Education S 16°25'21" E, a distance of 97.52' to a point, continue N 80°54'24" E, a distance of 1,164.66' to a point, thence turning and running along the lands of SC State Education Finance Committee N 80°51'16" E, a distance of 531.50' to a point, thence turning and running along the lands of Berkeley County S 42°19'08" W, a distance of 3,397.98' to a point, thence turning and running along the lands of Mignon L. Clyburn, et al N 16°45'36" E, a distance of 277.47' to a point, thence turning and running along the lands of SCFL Properties, LLC N 13°39'03" E, a distance of 1,762.51' to a point, thence turning and running along the lands of Jamie Fiddie N 12°27'53" E, a distance of 261.97' to a point, continue N 15°58'50" W, a distance of 82.46' to a point, said point being on the southerly right-of-way of Whitesville Road (S-8-34), said point being the point of beginning, containing 42.377 acres more or less.

Derivation: Being the same property conveyed from Fred Clark Family Properties, LLC to Cowboy USA, LLC by deed recorded of even date herewith.

Berkeley County TMS No.: 141-00-02-036

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:

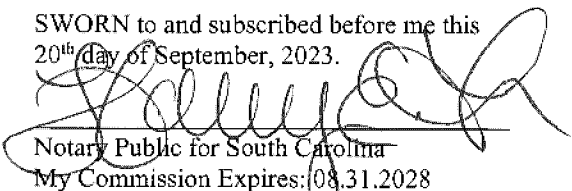
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred bearing Berkeley County Tax Map Number 141-00-02-036, was transferred by Fred Clark Family Properties, LLC, a South Carolina limited liability company, to Cowboy USA, LLC, a South Carolina limited liability company on September 22, 2023.
3. Check one of the following: The deed is
 - (a) _____ 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 (See Information section): #12 Quit claim deed or corrective deed

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

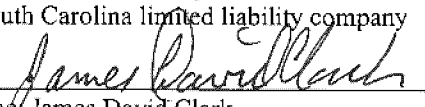
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ____ or No ____

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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00
 - (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. (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: \$0.00
 - (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: \$0.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00
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.


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

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

By: 
 Name: James David Clark
 Title: Authorized Member