

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 #:	2023003320	
Receipt Number:	282742	Return To:
Recorded As:	EREC-DEED	
Recorded On:	February 03, 2023	
Recorded At:	02:38:55 PM	Received From: SIMPLIFILE
Recorded By:	WK04	Parties:
Book/Page:	RB 4474: 986 - 990	Direct- GREENBRIER PROPERTIES LLC
Total Pages:	5	Indirect- STARLIGHT HOMES SOUTH CAROLINA LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$5.00
Tax Charge:	\$0.00



RECEIVED

FEB 03, 2023

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

PREPARED BY:
 Buist, Byars & Taylor, LLC
 652 Coleman Boulevard
 Suite 200
 Mount Pleasant, SC 29464

STATE OF SOUTH CAROLINA)	
)	QUIT CLAIM DEED
COUNTY OF BERKELEY)	

KNOW ALL MEN BY THESE PRESENTS, that **GREENBRIER PROPERTIES, LLC**, a South Carolina limited liability company, ("Grantor"), in the State aforesaid, for and in consideration of the sum of **FIVE AND 00/100 DOLLARS (\$5.00)**, to it in hand paid at and before the sealing of these Presents by **STARLIGHT HOMES SOUTH CAROLINA L.L.C.**, a Delaware limited liability company, ("Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, have remised, released, and forever quitclaimed unto the said Grantee the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
 AND INCORPORATED HEREIN BY REFERENCE

Address of Grantee:

877 Island Park Drive, Suite 200
 Daniel Island, South Carolina 29492

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 Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by the undersigned duly authorized representative, its hand and its seal affixed hereto, this 1st day of February 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

GREENBRIER PROPERTIES, LLC,
a South Carolina limited liability company

By: [Signature]
Name: Reba B. Hall
Title: Manager

Witness #1

Wanda H. Litchenberg
Printed Name

Witness #2

Herri O. Hall
Printed Name

STATE OF South Carolina)
COUNTY OF Dorchester)

The foregoing instrument was acknowledged before me this 1st day of February 2023, by **GREENBRIER PROPERTIES, LLC**, a South Carolina limited liability company, by Reba B. Hall, its Manager.

[Signature] (SEAL)

Notary Public for South Carolina

Printed Name of Notary: Wanda H. Litchenberg

My commission expires: 06-22-2028

EXHIBIT "A"

All that certain piece, parcel or lot of land, situate, lying and being in the Town of Moncks Corner, County of Berkeley, State of South Carolina, containing 69.315 acres, more or less, on the easterly right-of-way of U.S. Highway 52, being more fully shown on a survey prepared by Richard D. Lacey, S.C.P.L.S. No. 16120, of HLA, Inc., dated January 31, 2023 and entitled "ALTA/NSPS LAND TITLE SURVEY SHOWING TMS NO. 181-00-02-001 CONTAINING 69.315 ACRES PROPERTY OF GREENBRIER PROPERTIES, LLC LOCATED IN 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 easterly right-of-way of U.S. Highway 52, said point being approximately 4,300' north of Oakley Pointe Boulevard, thence turning and running along the lands of Lor Family Living Trust, Rivertowne P.O.A. and various property owners in Riverstone Subdivision N 86°42' 38" E, a distance of 1,539.03' to a point, thence turning and running along the lands of Herbert & Betty Shine S 03°29' 38" E, a distance of 223.01' to a point, thence turning and running along the lands of Heirs of Pettingrew Williams S 06°41' 04" E, a distance of 207.05' to a point, thence turning and running along the lands of Keith H. Wells S 06°41' 27" E, a distance of 1,023.37' to a point, thence continue S 05°00' 26" W, a distance of 90.71' to a point, thence continue S 04°17' 10" W, a distance of 234.30' to a point, thence continue S 02°00' 04" E, a distance of 482.94' to a point, thence turning and running along the lands of Oakley Pointe, LLC N 89°25' 08" W, a distance of 167.73', continue S 89°51' 31" W, a distance of 189.79' to a point, thence continue S 86°59' 01" W, a distance of 181.23 to a point, thence continue S 89°39' 45" W, a distance of 185.25' to a point, continue S 86°55' 47" W, a distance of 243.79' to a point, thence turning and running along the lands of Oakley Pointe HOA, Inc N 15°18' 22" W, a distance of 277.61' to a point, thence turning and running along the lands of Timothy & Chelsie Carson N 15°09' 57" W, a distance of 58.27' to a point, thence turning and running along the lands of Sheree Simmons N 15°21' 44" W, a distance of 58.19' to a point, thence turning and running along various property owners in the Oakley Pointe Subdivision N 15°13' 36" W, a distance of 290.83' to a point, thence turning and running along the lands of Shelia M. Green N 33°56' 48" W, a distance of 109.70' to a point, thence turning and running along the lands of Oakley Pointe, HOA, Inc N 33°32' 47" W, a distance of 54.23' to a point, thence continue N 69°01' 52" W, a distance of 206.46' to a point, thence turning and running along the lands of Berkeley County Sewer & Water Authority N 68°49' 32" W, a distance of 92.40' to a point, said point being on the easterly right-of-way of U.S. Highway 52, thence turning and running along the easterly right-of-way of U.S. Highway 52 clockwise along a curve having a radius of 22,828.30', an arc length of 1,292.26' and a chord bearing N 07°26' 03" W - 1,292.09' to a point, said point being the point of beginning, containing 69.315 acres, more or less.

TMS Number: 181-00-02-001

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 described as 62.38 acres, more or less, located on Highway 52, Moncks Corner, bearing Berkeley County Tax Map Number 181-00-02-001, was transferred by **Greenbrier Properties, LLC** to **Starlight Homes South Carolina L.L.C.**, on February _____, 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 distribution to a trust beneficiary.
 - (c) X exempt from the deed recording fee because (See Information section of affidavit): Exemption No. 12 – Quit Claim (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 \$ _____
 - (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:	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:	<u>00.00</u>

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: N/A

8. 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

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.

Legal Representative

Joshua Reeves

Sworn to before me this 3 day
of February, 2023.

Chenell
Notary Public for South Carolina

My Commission Expires: 06/28/31

CHLOE NEWELL
Notary Public, State of South Carolina
My Commission Expires 6/28/2031