

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 #:	2023003478	
Receipt Number:	282864	Return To:
Recorded As:	EREC-DEED	
Recorded On:	February 06, 2023	
Recorded At:	03:20:19 PM	Received From: SIMPLIFILE
Recorded By:	WK03	Parties:
Book/Page:	RB 4476: 121 - 128	Direct- CLEMENTS FERRY III LLC
Total Pages:	8	Indirect- CLEMENTS FERRY HMSC LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$6,250,000.00
County Tax:	\$6,875.00
State Tax:	\$16,250.00
Tax Charge:	\$23,125.00



RECEIVED

FEB 06, 2023

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

TITLE NOT EXAMINED BY SHUMAKER, LOOP & KENDRICK, LLP

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

KNOW ALL MEN BY THESE PRESENTS THAT **CLEMENTS FERRY III, LLC, a Michigan limited liability company** (hereinafter called "**Grantor**"), in the State aforesaid, for and in consideration of the sum of SIX MILLION TWO HUNDRED FIFTY THOUSAND AND No/100ths Dollars (\$6,250,000.00) and other valuable consideration to Grantor in hand paid at and before the sealing of these presents by **CLEMENTS FERRY HMSC, LLC, a South Carolina limited liability company** (hereinafter called "**Grantee**"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the limitations, covenants, easements, conditions and restrictions set forth in Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), unto the Grantee, its successors and assigns, in fee simple, together with every contingent remainder and right of reversion, the following described property, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND
 INCORPORATED HEREIN BY REFERENCE FOR A FULL AND
 COMPLETE LEGAL DESCRIPTION OF THE PROPERTY
 BEING CONVEYED (THE "PROPERTY" OR "PREMISES")**

TOGETHER WITH all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the Premises before mentioned, unto the Grantee, its successors and assigns forever, in fee simple, together with every contingent remainder and right of reversion.

AND, subject to the Permitted Exceptions, the said Grantor does hereby bind itself and/or its successors and assigns, to warrant and forever defend, all and singular the said Premises unto the said Grantee, its successors and assigns, against itself and its successors and assigns lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has affixed its Hand and Seal, by and through the undersigned Manager, this 26 day of Jan., 2023.

Signed, Sealed and Delivered
In the Presence Of:

CLEMENTS FERRY III, LLC, a Michigan
limited liability company

Michael Podges
Witness No. 1 Podges

By: Richard F. Audi
Richard F. Audi, Manager

PETRUC
Witness No. 2

STATE OF Michigan)
COUNTY OF Macomb)

ACKNOWLEDGMENT

I, Carrie Mulligan (Notary Public), do hereby certify that the Grantor, by Richard F. Audi, Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 26th day of January, 2023.

Carrie Mulligan (SEAL)
Notary Public for Michigan
Printed Name of Notary Public: Carrie Mulligan
My Commission Expires: 4-26-27

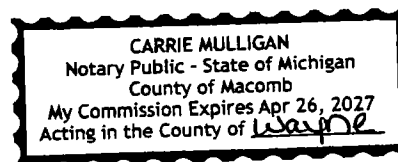


EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in the City of Charleston, County of Berkeley, State of South Carolina, shown as TRACT A, 11.15 acres Upland 2.73 ac. Jurisdictional Wetlands 13.88 ac. Total on a plat entitled "Plat of a Boundary Resurvey Tract A Containing 13.88 Ac. and Tract A-1 Containing 0.25 Ac. Charleston Regional Business Center City of Charleston Berkeley County, South Carolina owned by Charleston Regional Business Center, LLC", prepared by Thomas & Hutton Engineering Co. dated May 7, 2018 and recorded in the Berkeley County Register of Deeds Office on June 13, 2018 in Plat Cabinet Q, at Page 295h.

TMS Number 267-00-00-126

Being the same property conveyed to Clements Ferry III, LLC, a Michigan limited liability company by deed of Charleston Regional Business Center, LLC, a South Carolina limited liability company dated and recorded at the Berkeley County R.O.D. Office on June 26, 2018, in Deed Book 2779, at Page 430.

Grantee's Address: Clements Ferry HMSC, LLC
c/o Hunt Midwest Real Estate Development, Inc.
1881 Main Street, Suite 200
Kansas City, MO 64108

Exhibit B
Permitted Exceptions

1. Taxes for the year 2023, and subsequent years, a lien not yet due and payable.
2. Declaration of Restrictive Covenants recorded in Book 840, at Page 345; with Assignment of Declarant's Rights recorded in Book 1325, at Page 109, restated in Book 3035, at Page 128, and Modification and Termination of Restrictive Covenants recorded in Book 3640, at Page 074, Register of Deeds Office for Berkeley County, South Carolina.
3. Declaration of Restrictive Covenants (Wetlands) recorded in Book 1521, at Page 042, Register of Deeds Office for Berkeley County, South Carolina.
4. Declaration of Protective Covenants, Conditions and Restrictions for Charleston Regional Business Center recorded in Book 1521, at Page 047, and First Amendment recorded in Book 1624, at Page 235, Register of Deeds Office for Berkeley County, South Carolina.
5. Declaration of Restrictions by and between Charleston Regional Business Center and American Commercial Incorporation recorded in Book 2053, at Page 148, includes new 30 foot buffer and abandonment of 150 foot buffer as shown on plat recorded in Plat Cabinet O, at Page 310-B, Register of Deeds Office for Berkeley County, South Carolina.
6. All matters shown on Subdivision Plat of 244.77 acres to create Tracts A, A-1 & Residual Charleston Regional Business Center, by Thomas & Hutton Engineering Co., dated June 22, 2000, and duly recorded in Plat Cabinet O, at Page 276-A, Register of Deeds Office for Berkeley County, South Carolina, including, but not limited to:
 - (a) Wetlands on rear portion of property, which are under the jurisdiction of the U.S. Army Corps of Engineers;
 - (b) New 12-foot SCE&G easement along front property line;
 - (c) 38-foot buffer along front property line.
7. All matters shown on Plat of the Abandonment of 150' Buffer and the Creation of a 30' Buffer owned by Charleston Regional Business Center, LLC and American Commercial Incorporated, as Lessee, by Thomas & Hutton Engineering Co., dated October 5, 2000 and duly recorded in Plat Cabinet O, at Page 310-B, Register of Deeds Office for Berkeley County, South Carolina, including, but not limited to:
 - (a) 15 feet of a 30 foot buffer along eastern property line;
 - (b) Existing 12 foot S.C.E. & G. Easement running along front property line;
 - (c) wetlands on rear portion of property, which are under the jurisdiction of the U.S. Army Corps of Engineers.
8. All matters shown on Plat of a Boundary Resurvey- Tract A, containing 13.88 Ac., and Tract A-1, containing 0.25 Ac., Charleston Regional Business Center, by Thomas & Hutton, dated May 7, 2018, and duly recorded June 13, 2018, in Plat Cabinet Q, at Page 295H, Register of Deeds Office for Berkeley County, South Carolina, including but not limited to:

- (a) Wetlands on rear portion of property, which are under the jurisdiction of the U.S. Army Corps of Engineers;
 - (b) Existing 38 foot buffer along front property line;
 - (c) Existing 2.5 foot SCE&G easement running along front property line;
 - (d) New R/W line per SCDOT Project #0039390
 - (e) Property located in Flood Zone X
9. Development and use restrictions and conditions imposed by federal, state and local laws with respect to those portions of the property shown as "wetlands" on a plat recorded in Plat Cabinet O, at Page 276A; Register of Deeds Office for Berkeley County, South Carolina.
 10. Jurisdiction of the U.S. Army Corps of Engineers with respect to any portion of the property which may constitute wetlands or marshlands or navigable waters.
 11. Any right, title or interest of anyone whomever in any of the land below the mean high water mark or below the spring tide flood water boundary; marsh (whether salt or fresh), lagoon, man-made canal, swamp areas, or any tidal area below the mean high water mark, or the spring tide flood water boundary, or to any such areas as may be claimed by or over which jurisdiction is asserted by any local, state, or national governmental entity or quasi-governmental entity.
 12. Right-of-Way Easement granted to Commissioners of Public Works of the City of Charleston, South Carolina recorded in Book 1964, at Page 01, Register of Deeds Office for Berkeley County, South Carolina.
 13. All matters shown on "AN ALTA/NSPS LAND TITLE SURVEY OF TRACT A CONTAINING 13.88 Ac. CHARLESTON REGIONAL BUSINESS CENTER CAINHOY, CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA", prepared by Thomas & Hutton, dated September 28, 2022, last revised January 6, 2023, including, but not limited to the following:
 - (a) Existing 38' Buffer running along front property line;
 - (b) Existing 2.5' SCE&G Easement running along front property line;
 - (c) Remnant of 15' utility easement on front property line;
 - (d) 15' of 30' buffer running along side property line;
 - (e) freshwater wetlands;
 - (f) 15' CPW Utility Easement

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 located at +/- 13.88 acres, more or less, intersection of Clements Ferry Road and Charleston Regional Parkway, Charleston South Carolina, having TMS Number: 267-00-00-126 is being transferred by Clements Ferry III, LLC, Michigan limited liability company to Clements Ferry HMSC, LLC, a South Carolina limited liability company on this ____ day of _____, 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 ____
 (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)
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 \$6,250,000.00.
 - (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. 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:	<u>\$6,250,000.00</u>
(b) Place the amount listed in item 5 above here:	<u>\$0.00</u>
(If no amount is listed, place zero here.)	
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$6,250,000.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$23,125.00.
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/Grantee/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.

SWORN to before me this 30th day of
January, 2023.

Elizabeth S. Moore
Notary Public for State of SOUTH CAROLINA
My Commission Expires: 2/14/2029



Katie H. Lewis
Responsible Person Connected with the Transaction
Katie H. Lewis
Print name