

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 #:	2023003479	
Receipt Number:	282864	Return To:
Recorded As:	EREC-DEED	
Recorded On:	February 06, 2023	
Recorded At:	03:20:20 PM	Received From: SIMPLIFILE
Recorded By:	WK03	Parties:
Book/Page:	RB 4476: 129 - 136	Direct- CLEMENTS FERRY III LLC
Total Pages:	8	Indirect- CLEMENTS FERRY HMSC LLC

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

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



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	)	QUIT-CLAIM 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, all of its right, title and interest in and to the following described real 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, so that neither the Grantor nor the Grantor's successors, nor any other person or persons claiming under the Grantor or the Grantor's successors, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

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

Michelle Ralys Podges  
Witness No. 1

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

PETRUC PETRUC  
Witness No. 2

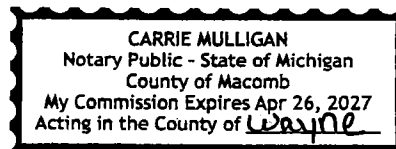
STATE OF Michigan )  
COUNTY OF Wayne )

# 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 26<sup>TH</sup> 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"**

Commencing at a point at the intersection of the right-of-way of Clements Ferry Road (S-8-33) and Charleston Regional Parkway.

thence with the arc of a curve turning to the right, having an arc length of 22.57 feet, a radius of 30.00 feet, a chord length of 22.04 feet, and a chord bearing N 49°24'24" W to a point;

thence N 27°51'16" W a distance of 122.40 feet to a point;

said point being the true point of beginning.

thence N 27°51'16" W a distance of 126.44 feet to a point;

thence N 36°41'46" W a distance of 130.12 feet to a point;

thence N 27°51'16" W a distance of 136.88 feet to a point;

thence N 49°17'58" E a distance of 989.77 feet to a point;

thence S 27°51'16" E a distance of 754.86 feet to a point;

thence S 62°08'44" W a distance of 57.84 feet to a point;

thence N 27°51'16" W a distance of 10.00 feet to a point;

thence S 62°08'44" W a distance of 10.00 feet to a point;

thence S 27°51'16" E a distance of 10.00 feet to a point;

thence S 62°08'44" W a distance of 743.56 feet to a point;

thence N 27°51'16" W a distance of 6.30 feet to a point;

thence S 62°08'44" W a distance of 20.20 feet to a point;

thence with the arc of a curve turning to the left, having an arc length of 162.08 feet, a radius of 134.30 feet, a chord length of 152.42 feet, and a chord bearing N 68°45'30" W to a point;

thence N 27°50'48" W a distance of 21.40 feet to a point;

thence S 62°08'44" W a distance of 13.60 feet to the point of beginning,

said tract having an area of 604,581 Square Feet or 13.879 Acres.

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) \_\_\_\_ 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: #1- confirming title already vested in Grantee.  
 (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) \_\_\_\_ 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. 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>\$0.00</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>\$0.00</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 \$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/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

dollars or imprisoned not more than one year, or both.

SWORN to before me this 30<sup>th</sup> day of  
January, 2023.

Elizabeth S. Moore  
Notary Public for State of South Carolina  
My Commission Expires: 02/14/2029

[Signature]  
Responsible Person Connected with the Transaction

Katie H. Lewis  
Print name

