

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 #:	2023039166	
Receipt Number:	310854	Return To:
Recorded As:	EREC-DEED	
Recorded On:	December 28, 2023	
Recorded At:	12:31:14 PM	Received From: SIMPLIFILE
Recorded By:	WK05	Parties:
Book/Page:	RB 4744: 328 - 334	Direct- SAK-SUMMERVILLE INVESTMENT LLC
Total Pages:	7	Indirect- CDP-SAK SUMMERVILLE LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$7,234,465.89
County Tax:	\$7,957.95
State Tax:	\$18,809.70
Tax Charge:	\$26,767.65



RECEIVED

DEC 28, 2023

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

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Upon Recording Return To:

Stewart Title Guaranty Company
5901 Peachtree Dunwoody Road, Suite B-540
Atlanta, Georgia 30328
#23000090344

Map Parcel # 232-00-02-173

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of December, 2023, by and between **SAK-SUMMERVILLE INVESTMENT, LLC**, a South Carolina limited liability company, whose mailing address is 260 S. Ocoola, #14056, Orlando, Florida 32801 (herein called "Grantor"), and **CDP-SAK SUMMERVILLE, LLC**, a South Carolina limited liability company, whose mailing address is 1480 Chatham Parkway, Suite 150, Savannah, Georgia 31405 (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof.

Grantor hereby specially warrants and will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.


GRANTOR:


SAK-SUMMERVILLE INVESTMENT, LLC, a
South Carolina limited liability company

By: SAK Irrevocable Trust dated November 24,
2021, its Sole Member.

By: 
John Knox Porter, Jr., Trustee

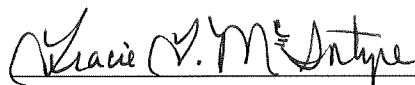
Signed, sealed and delivered
in the presence of:


Print Name: Macy Coleman


Print Name: Beau Bracken

STATE OF GEORGIA)
COUNTY OF CHATHAM)

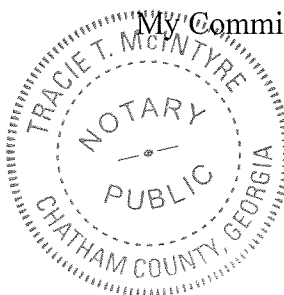
I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 13 day of DECEMBER, 2023, and the document was executed by the above named John Knox Porter, Jr. of his own free will. They are personally known to me or has produced himself as identification.


(Signature of Notary Public)

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____

My Commission Expires: TRACIE T. MCINTYRE

[NOTARY SEAL]



NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires February 23, 2027

Exhibit A
Legal Description

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING NEAR THE TOWN OF SUMMERVILLE, COUNTY OF BERKELEY, STATE OF SOUTH CAROLINA AND BEING MORE FULLY SHOWN AND DESIGNATED ON AN ALTA / NSPS LAND TITLE SURVEY ENTITLED "SHOWING LOT 3, TMS NO. 232-00-02-173", PREPARED BY GPA PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 20, 2021 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 5/8"REBAR FOUND ON THE NORTHWESTERN RIGHT-OF-WAY OF BELLWRIGHT ROAD APPROXIMATELY 932' FROM THE RIGHT-OF-WAY OF HENSLEY LANE, THENCE N 15°56'05" W ALONG THE PROPERTY OF BESTER COMMERCIAL REALTY, LLC (TMS NO. 232-00-02-183), A DISTANCE OF 46.06' TO A 5/8"REBAR FOUND; THENCE N 54°14'14" W ALONG SAID PROPERTY, A DISTANCE OF 172.27' TO A 5/8"REBAR FOUND; THENCE S 28°20'01" W ALONG SAID PROPERTY, A DISTANCE OF 619.84' TO A 5/8"REBAR FOUND; THENCE N 54°13'26" W ALONG THE PROPERTY OF I 26/78 ASSOCIATES, LLC (TMS NO. 232-00-02-172), A DISTANCE OF 403.13' TO A 5/8"REBAR FOUND; THENCE N 54°13'49" W ALONG SAID PROPERTY, A DISTANCE OF 538.29' TO A 5/8"REBAR FOUND; THENCE N 58°36'09" W ALONG THE PROPERTY OF BERKELEY COUNTY, SC (TMS NO. 232-00-02-156), A DISTANCE OF 68.13' TO A 5/8"REBAR FOUND; THENCE N 35°46'56" E ALONG SAID PROPERTY, A DISTANCE OF 216.77' TO A 5/8"REBAR FOUND; THENCE N 54°15'34" W ALONG SAID PROPERTY, A DISTANCE OF 259.36' TO A 5/8"REBAR FOUND; THENCE N 35°46'54" E ALONG THE PROPERTY OF S.C. ELECTRIC AND GAS COMPANY (TMS NO. 232-00-02-178), A DISTANCE OF 368.16' TO A 5/8"REBAR FOUND; THENCE N 54° 13'12" W ALONG SAID PROPERTY, A DISTANCE OF 285.50' TO A 5/8"REBAR FOUND; THENCE N 18°56'45" E ALONG SAID PROPERTY, A DISTANCE OF 133.63' TO A 5/8"REBAR FOUND; THENCE N 07°31'06" E ALONG SAID PROPERTY, A DISTANCE OF 114.86' TO A 5/8"REBAR FOUND; THENCE N 35°47'42" E ALONG SAID PROPERTY, A DISTANCE OF 110.78' TO A 5/8"REBAR FOUND; THENCE N 22°45'01" E ALONG SAID PROPERTY, A DISTANCE OF 271.27' TO A 5/8"REBAR FOUND; THENCE S 54°13'19" E ALONG THE PROPERTY OF I 26/78 ASSOCIATES, LLC (TMS NO. 232-00-02-041), A DISTANCE OF 1758.56' TO A 5/8"REBAR FOUND; THENCE S 28°20'54" W ALONG THE NORTHWESTERN RIGHT-OF-WAY OF BELLWRIGHT ROAD, A DISTANCE OF 602.56' TO A 5/8"REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING CONTAINING APPROXIMATELY 1,697,082 SQ. FT. OR 38.960 ACRES.

TMS#232-00-02-173

TOGETHER WITH THE EASEMENT RIGHTS APPURTENANT TO SAID PROPERTY AS SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN BOOK 7033, PAGE 290; AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS TO PARKER FAMILY PROPERTIES, LLC, RECORDED IN BOOK 3394, PAGE 394; AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF DECLARANTY RIGHTS TO SAK-SUMMERVILLE INVESTMENT, LLC RECORDED IN BOOK 4231, PAGE 487, BERKELEY COUNTY REGISTRY.

THE ABOVE PROPERTY BEING THE SAME PROPERTY AS CONVEYED IN THAT CERTAIN LIMITED WARRANTY DEED BY PARKER FAMILY PROPERTIES, LLC TO SAK-SUMMERVILLE INVESTMENT, LLC, DATED APRIL 18, 2022, RECORDED APRIL 27, 2022, IN BOOK 4229, PAGE 288, AND THAT CERTAIN QUITCLAIM DEED DATED APRIL 18, 2022, RECORDED APRIL 28, 2022, IN BOOK 4231, PAGE 482, BERKELEY COUNTY REGISTRY.

Exhibit B
Permitted Exceptions

1. Taxes for the year 2023 and subsequent years, not yet due and payable.
2. Terms and conditions of Declaration of Covenants and Restrictions recorded in Book 7033, Page 290; as assigned by Assignment and Assumption of Declarant Rights to Parker Family Properties, LLC, recorded in Book 3394, Page 394; as assigned by Assignment and Assumption of Declarant Rights to SAK – Summerville Investment, LLC, recorded in Book 4231, Page 487, Berkeley County Registry.
3. 25' General Utility Easement as contained within that certain Grant of Perpetual Easement to Berkeley County Water and Sanitation Authority, recorded in Book 7786, Page 16, Berkeley County Registry, as shown on the ALTA/NSPS Land Title Survey prepared by Johnathan F. Burns, PLS No. 22742, of GPA Professional Land Surveyors, dated December 20, 2021, last revised April 12, 2022, and designated Job No. 215176 (the "Survey").
4. Ingress/Egress Easement and Maintenance Agreement to Kempton Enterprises, LLC, recorded in Book 7797, Page 298, Berkeley County Registry, as shown on the Survey.
5. 50' Ingress/Egress & Maintenance Agreement as contained within that certain Ingress/Egress Easement and Maintenance Agreement to South Carolina Electric & Gas Company, recorded in Book 7831, Page 3, Berkeley County Registry, as shown on the Survey.
6. 30' power easement as contained within that certain Easement(s) and/or Right(s) of Way to the South Carolina Electric & Gas Company, recorded in Book 8484, Page 101, Berkeley County Registry, as shown on the Survey.
7. 50' Ingress/egress easement and general utility easement, 45' drainage easement, 20' access easement, 195' SCE&G easement, and 25' utility easement disclosed by Plat recorded in Plat Cabinet M, Pages 282-P and 283-P, Berkeley County Registry, as shown on the Survey.

STATE OF)
COUNTY OF) **TRANSFER TAX AFFIDAVIT**

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 is being transferred by SAK-SUMMERVILLE INVESTMENT, LLC, a South Carolina limited liability company, to CDP SAK SUMMERVILLE, LLC, a South Carolina limited liability company, on December 20, 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 (exemption #) _____
(Explain, if required) _____
4. Check one of the following if either item 3(A) or item 3(B) above has been checked:
 - A. x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 7,234,465.89.
 - 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. \$ 7,234,465.89 the amount listed in item 4 above.
 - B. \$ -0- the amount listed in item 5 above (if no amount place zero).
 - C. \$ 7,234,465.89 Subtract line 6(B) from 6(A) and place the result here.
 - D. \$ 26,767.54 Multiply 6(C) by \$3.70 per \$1,000.00 to obtain amount of tax due.
the amount of tax due.

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.

[Signature on Following Page]

[Transfer Tax Affidavit]

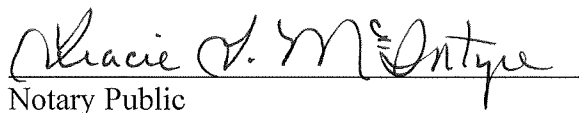
I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

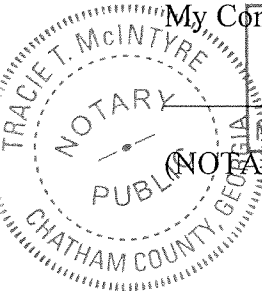
SAK-SUMMERVILLE INVESTMENT, LLC, a
South Carolina limited liability company

By: SAK Irrevocable Trust dated November 24,
2021, its Sole Member

By: 
John Knox Porter, Jr., Trustee

Certified, sworn to and subscribed before
me this 13 day of DECEMBER, 2023.


Notary Public

My Commission Expires: 
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires February 23, 2027

(NOTARIAL SEAL)