

6882-763-708

WJF

RECORD & RETURN TO:  
Ted Wyndham  
Attorney at Law  
Post Office Box 148  
Greenwood, South Carolina 29648

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RECORDED 01/20/2004 04:06:41PM  
Bk:00824 Pg:00116 Pages:6  
Fee:10.00 State:243.10  
County:102.85 Exempt:-----  
Emmett F. Brooks, Clerk of Court  
Greenwood County, SC

634 Bk:824 Pg:116

Deliver To: WYNDHAM

STATE OF SOUTH CAROLINA )  
COUNTIES OF GREENWOOD )

**TITLE NOT EXAMINED**  
**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 15<sup>TH</sup> day of **JANUARY, 2004**, by and between **PINE PROPERTIES, L.L.C.**, a South Carolina limited liability company ("Grantor") and **JLL-2, LLC**, whose address is **106 LINER DRIVE, GREENWOOD, SOUTH CAROLINA 29646** ("Grantee").

**WITNESSETH:**

That Grantor for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, at and before the sealing of these presents, has granted, bargained, sold, released, and conveyed and by these presents does grant, bargain, sell, release and convey unto the said Grantee, its successors and assigns, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GREENWOOD COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN. SAID PROPERTY IS CONVEYED SUBJECT TO THOSE MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.**

**TOGETHER** with all and singular, the rights, privileges, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

**TO HAVE AND TO HOLD** said land and all and singular the members and appurtenances thereto belonging as aforesaid unto the said Grantee, its successors and assigns, forever.

And the Grantor, its successors and assigns, shall specially warrant and forever defend, the title to said land unto the Grantee, its successors and assigns, against the lawful claim or claims of all persons claiming by, through or under the Grantor.

## EXHIBIT "A"

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All that certain piece, parcel or tract of land situate, lying and being in the County of Greenwood, State of South Carolina, being more fully shown and designated as Tract B on plat prepared by Eugene M. Adams, of date January 12, 2004, heretofore entered for record in the Office of the Clerk of Court for Greenwood County in Plat Book 121 at Page 114. According to said plat the within described Tract B consists in its entirety of 84.99 acres, more or less. Reference is made to the aforesaid plat for a more full and accurate description of distances, courses, metes and bounds.

DERIVATION:      Portion of Property from Tyger River Lands, LLC, (Tract 368-1E IP HALL-REAMS TRACT) of date August 5, 2002, in Deed Book 740 at Page 22

## **EXHIBIT "B"**

**634 Bk:824 Pg:118**

### **PERMITTED EXCEPTIONS**

1. Liens for taxes, assessments and other governmental charges which are not yet due and payable as of the Closing;
2. Any applicable zoning ordinances and governmental rules and regulations;
3. All easements, rights-of-way, licenses, restrictions, covenants, reservations and conditions of record insofar as they may affect the Property.
4. All existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities.
5. All encroachments, overlaps, boundary line disputes, shortages in area, cemeteries and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the real property.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by **Herbert Anderson, Jr., its President**, the day and year first above written.

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Signed, Sealed and Delivered  
in the Presence of:

**PINE PROPERTIES, L.L.C.**, a South  
Carolina Limited Liability Company

Linda C. Balchin  
Jennifer Taylor

By: Herbert Anderson, Jr.  
Herbert Anderson, Jr., its President  
By: Ted B. Wyndham  
Ted B. Wyndham, Attorney in Fact,  
by Power of Attorney recorded in  
Deed Book 752 at Page 164

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENWOOD )

**PERSONALLY** appeared before me the undersigned witness, who being duly sworn, deposes and says that (s)he saw the within-named **Pine Properties, L.L.C. by Herbert Anderson, Jr., its President**, sign, seal and as its act and deed, deliver the within-written Special Warranty Deed and that (s)he with the other witness above witnessed the execution thereof.

Linda C. Balchin

**SWORN** to before me this 15<sup>TH</sup>  
day of **JANUARY, A.D. 2004**.

Jennifer Taylor (L.S.)  
NOTARY PUBLIC, SOUTH CAROLINA  
My Commission Expires: March 20, 2005

[NOTARIAL SEAL]

STATE OF SOUTH CAROLINA  
COUNTY OF GREENWOOD

) 634 Bk=824 Pg=120  
) 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 being transferred is located as **Tract B, portion of Tract 368-E**, bearing **Greenwood County Tax Map Number**, was transferred by **Pine Properties, L.L.C. to JLL-2, LLC**.
3. Check one of the following:
  - 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. ☐ exempt from the deed recording fee because (See information section 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 **\$93,489.00**
  - 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. 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: **\$93,489.00**
  - b. Place the amount listed in item 5 above here: **-0-**  
(If no amount is listed, place zero here.)
  - c. Subtract Line 6(b) from Line 6(a) and place result here **\$93,489.00**
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$345.95**
8. As required by Code §12-24-70, I state that I am a responsible person who was connected with this transaction as: **Purchaser/Seller and/or Attorney for the Same.**

I further understand that a person required to furnish this affidavit who wilfully 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.

*Julius L. Lerry*  
Responsible Person Connected with the Transaction

Julius L. LERRY  
Print or Type Name Here

SWORN to before me this 15<sup>TH</sup>  
day of JANUARY, 2004.

*Julius L. Lerry*  
Notary Public for South Carolina  
My Commission Expires: March 20, 2005