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9 Pgs

DEED Book: DE 2641 Page: 5027 - 5035

November 23, 2021 08:39:26 AM Cons: \$10.00

Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Hanney

After recording return to:
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, GA 30319

3-01769(A)

Recording Time, Book _____ & Page _____

SOUTH CAROLINA LIMITED (SPECIAL) WARRANTY DEED**COUNTY:** Greenville**TAX MAP NUMBER(S):** 140000100200
140000100100**Grantor**

WATER DAGGER, LLC,
a South Carolina limited liability company
950 Joseph E Lowery Boulevard
25 Puritan Mill
Atlanta, GA 30318

Grantee

WATER TOWER APTS, LLC,
a South Carolina limited liability company
950 Joseph E Lowery Boulevard
25 Puritan Mill
Atlanta, GA 30318

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Property") described as follows:

SEE EXHIBIT A attached hereto and incorporated herein by reference

Derivation: This being part of the same property conveyed to Grantor by that certain QuitClaim Deed recorded March 13, 2019 in the Register of Deeds for Greenville County, South Carolina, in Deed Book 2561 at Page 486.


This conveyance is made ***SUBJECT TO*** those matters set forth in **EXHIBIT B**.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Property and all easements and rights-of-way appurtenant to the Property.

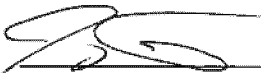
IN WITNESS WHEREOF, Grantor has caused this Limited (Special) Warranty Deed to be executed under seal on the date set forth above.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

WITNESS:



Witness 1 Signature
Print Name: Sam Mitchell



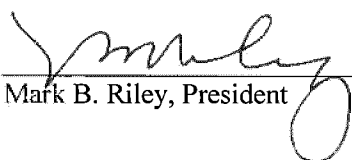
Witness 2 Signature
Print Name: Simon T. V. M.

GRANTOR:

WATER DAGGER, LLC,
a South Carolina limited liability company

By: Hampton Station Holdings, LLC,
a South Carolina limited liability company,
its sole Member

By: URP-Hampton Station, LLC,
a Georgia limited liability company,
its Manager

By: 

Mark B. Riley, President


STATE OF GEORGIA

Acknowledgment for Entity Grantor

COUNTY OF FULTON

I, a Notary Public for Georgia, do hereby certify that Mark B. Riley, the President of URP-Hampton Station, LLC, which is the Manager of Hampton Station Holdings, LLC, which is the sole Member of **WATER DAGGER, LLC**, a South Carolina limited liability company, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 17th day of November, 2021.



Notary Public for Georgia

My Commission Expires: 2/7/2023

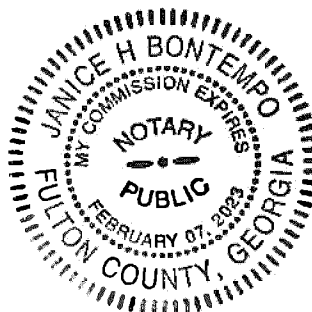


EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

1.031 ACRE TRACT

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, CONTAINING 1.031 ACRES WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN SET 1/2" REBAR LOCATED ON THE WESTERN R/W OF SEABOARD COASTLINE RAILROAD AT THE COMMON CORNER WITH THE 7.686 ACRE TRACT, THENCE RUNNING ALONG SAID WESTERN R/W, S 30-52-48 W, 102.65' TO A POINT IN A CREEK. THENCE LEAVING SAID R/W AND RUNNING ALONG SAID CREEK AS THE LINE, S 25-53-49 W, 36.96' TO A POINT. THENCE S 54-54-08 W, 46.09' TO A POINT. THENCE S 75-19-00 W, 63.20' TO A POINT. THENCE S 72-15-38 W, 171.48' TO A POINT. THENCE S 79-57-47 W, 62.60' TO A POINT LOCATED ON THE NORTHERN R/W OF W WASHINGTON STREET. THENCE LEAVING SAID CREEK AND RUNNING ALONG SAID NORTHERN R/W, AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 9823.29', AN ARC LENGTH OF 116.60', A CHORD BEARING AND DISTANCE OF N 37-50-46 W, 116.60' TO AN IRON PIN SET 1/2" REBAR LOCATED ON THE COMMON LINE WITH THE 7.686 ACRE TRACT. THENCE LEAVING SAID R/W AND RUNNING ALONG THE COMMON LINE WITH THE 7.686 ACRE TRACT, N 73.4721 E, 483.41' TO THE POINT OF BEGINNING.

This being part of the same property conveyed unto Water Dagger, LLC by deed from Dagger Falls, LLC dated March 12, 2019, recorded March 13, 2019, in the Office of the Register of Deeds for Greenville County, SC, in Deed Book 2561, at Page 486.

TMS: 140000100200

TRACT 2:

7.686 ACRE TRACT

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, CONTAINING 7.686 ACRES WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN OLD 1/2" REBAR LOCATED ON THE SOUTHERN R/W OF HAMPTON AVE EXT AT THE COMMON CORNER WITH MOUNT CALVARY BAPTIST CHURCH PROPERTY N/F, THENCE RUNNING ALONG SAID SOUTHERN R/W, S 38-35-55 E, 298.31' TO AN IRON PIN OLD 3/4" SOLID ROD. THENCE S 58-18-46 E, 380.30' TO AN IRON PIN SET 1/2" REBAR LOCATED ON THE WESTERN R/W OF SEABOARD COASTLINE RAILROAD. THENCE LEAVING SAID SOUTHERN R/W AND RUNNING ALONG SAID WESTERN R/W, S 28-00-21 W, 220.47' TO AN IRON PIN SET 1/2" REBAR. THENCE S 65-59-21 W, 64.43' TO AN IRON PIN SET 1/2" REBAR. THENCE S 32-27-21 W, 76.62' TO AN IRON PIN SET 1/2" REBAR LOCATED AT THE COMMON CORNER WITH THE 1.031 ACRE TRACT. THENCE LEAVING SAID WESTERN R/W AND RUNNING ALONG THE COMMON LINE WITH SAID 1.031 ACRE TRACT, S 73-47-21 W, 518.07' TO A MAG NAIL SET LOCATED IN W WASHINGTON STREET. THENCE RUNNING THROUGH W WASHINGTON STREET, N 48-02-39 W, 70.33' TO A MAG NAIL SET LOCATED AT THE COMMON CORNER WITH MOUNT CALVARY BAPTIST CHURCH PROPERTY N/F. THENCE LEAVING W WASHINGTON STREET AND RUNNING ALONG THE COMMON LINE WITH SAID MOUNT CALVARY BAPTIST CHURCH PROPERTY, N 05-11-02 E, 154.32' TO AN IRON PIN OLD 1/2" SPINDAL. THENCE N 64-01-49 E, 138.85' TO AN IRON PIN OLD 1/2" REBAR. THENCE N 21-28-18 W, 113.76' TO AN IRON PIN

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OLD 1/2" REBAR. THENCE N 12-08-57 E, 454.61' TO AN IRON PIN OLD 1/2" REBAR. THENCE N 44-42-43 E, 72.14' TO THE POINT OF BEGINNING.

This being part of the same property conveyed unto Water Dagger, LLC by deed from Dagger Falls, LLC dated March 12, 2019, recorded March 13, 2019, in the Office of the Register of Deeds for Greenville County, SC, in Deed Book 2561, at Page 486.

TMS: 140000100100

EXHIBIT B

PERMITTED EXCEPTIONS

1. All general or special taxes and assessments, including Public Service District assessments, if any, for Greenville County, South Carolina for the year 2021 and subsequent years, not yet due and payable.
2. Roll-back taxes as provided under Title 12, Article 3, of the South Carolina Code of Laws, 1976, as amended, Provisions Section 12-43-220(d) and others.
3. Commercial Stormwater Management Facility Maintenance Agreement by Water Dagger, LLC, dated June 30, 2021, filed for record July 6, 2021 at 3:25 p.m., recorded in Book 2628, Page 4857, aforesaid Records.

AS TO TRACT 1:

4. Rights of others, if any, in and to the asphalt trail located within subject property.

NOTE: The right of way appears to be located on the northwestern side of subject property.

5. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey for Stewart Title Guaranty Company, Calloway Title and Escrow, LLC, Water Dagger, LLC, Oceana Rapid, LLC and Water Tower Apts, LLC", prepared by Site Design, Inc., bearing the seal and certification of A. Clay Jones, South Carolina Professional Land Surveyor No. 26210, dated September 24, 2018, as follows:
 - a. Sanitary sewer line crossing the southeasterly and southwesterly boundary lines of subject property;
 - b. Overhead power lines crossing the southeasterly and southwesterly boundary lines of subject property; and
 - c. Fertilizer Branch Creek forming the southeasterly boundary line of subject property.

AS TO TRACT 2:

6. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey for Stewart Title Guaranty Company, Calloway Title and Escrow, LLC, Water Dagger, LLC, Oceana Rapid, LLC and Water Tower Apts, LLC", prepared by Site Design, Inc., bearing the seal and certification of A. Clay Jones, South Carolina Professional Land Surveyor No. 26210, dated September 24, 2018, as follows:
 - d. Overhead power lines with poles along the Right-of-Way of Hampton Avenue Extension and crossing the easterly and southeasterly boundary lines of subject property;
 - e. Eighteen (18") inch reinforced concrete pipe crossing the northeasterly boundary line of

subject property;

- f. Old railroad tracks traversing the southerly portion and crossing the southeasterly boundary line of subject property;
 - g. One (1') inch concrete wall crossing the southwesterly boundary line of subject property;
 - h. Trestle crossing the westerly boundary line of subject property; and
 - i. Pavement crossing the westerly boundary line of subject property.
7. Title to that portion of subject property within the bounds of Reedy River.
8. Lease as evidenced by and easements contained in that certain Memorandum of Lease by and between Whitaker Enterprises ("Lessor") and Triton PCS Property Company, L.L.C., a Delaware limited liability company ("Lessee"), dated August 17, 1998, filed for record November 4, 1998 at 3:20 p.m., recorded in Book 1797, Page 497, in the Register of Deeds for Greenville County, South Carolina; as assigned by that certain Assignment and Assumption of Agreement by and between SunCom Wireless Properties Company, LLC, a Delaware limited liability company, as successor in interest to Triton PCS Property Company, L.L.C., a Delaware corporation [sic] and Md7 Capital Three, LLC, a Delaware limited liability company, dated as of June 22, 2010, filed for record September 1, 2010 at 11:00 a.m., recorded in Book 2377, Page 2151, aforesaid Records; as amended by that certain Memorandum of Amendment to Tower Option and Lease Agreement by and between G. Steve Sandlin and John P. Scott and Md7 Capital Three, LLC, a Delaware limited liability company, dated as of June 22, 2010, filed for record September 1, 2010 at 11:00 a.m., recorded in Book 2377, Page 2157, aforesaid Records; as affected by that certain Memorandum of Site Sublease and Assignment Agreement by and between Md7 Capital Three, LLC, a Delaware limited liability company and SunCom Wireless Property Company, LLC, a Delaware limited liability company, as successor in interest to Triton PCS Property Company, L.L.C., a Delaware corporation [sic], dated as of June 22, 2010, filed for record September 1, 2010 at 11:00 a.m., recorded in Book 2377, Page 2164, aforesaid Records; as further affected by that certain Recognition Agreement by and between G. Steve Sandlin, John P. Scott, as successor in interest to Whitaker Enterprises, a partnership, SunCom Wireless Properties Company, a Delaware limited liability company, as successor in interest to Triton PCS Property Company, L.L.C., a Delaware corporation [sic] and Md7 Capital Three, LLC, a Delaware limited liability company, dated as of June 22, 2010, filed for record September 1, 2010 at 11:00 a.m., recorded in Book 2377, Page 2169, aforesaid Records; as further affected by that certain Easement and Assignment of Lease Agreement by and between John P. Scott, G. Steve Sandlin and Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, dated August 14, 2015, filed for record October 9, 2015 at 5:04 p.m., recorded in Book 2474, Page 5710, aforesaid Records; as further assigned by that certain Assignment of Easement and Assignment of Lease Agreement by and between Landmark Infrastructure Holding Company LLC, a Delaware limited liability company and Landmark Infrastructure Operating Company LLC, a Delaware limited liability company, dated effective September 21, 2015, filed for record December 28, 2015 at 9:03 a.m., recorded in Book 2479, Page 2596, aforesaid Records; as further assigned by that certain Second Assignment of Easement and Assignment of Lease Agreement by and between Landmark Infrastructure Operating Company LLC, a Delaware limited liability company and LD

Acquisition Company 8 LLC, a Delaware limited liability company, dated effective June 16, 2016, filed for record August 15, 2016 at 12:51 p.m., recorded in Book 2494, Page 1187, aforesaid Records; as further affected by that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from LD Acquisition Company 8 LLC, a Delaware limited liability company to Deutsche Bank Trust Company Americas, as Indenture Trustee, dated effective as of June 16, 2016, filed for record August 15, 2016 at 12:51 p.m., recorded in Book 5352, Page 3134, aforesaid Records; as re-recorded August 23, 2016 at 4:25 p.m., recorded in Book 5353, Page 5524, aforesaid Records; as further amended by that certain First Amendment to Easement and Assignment of Lease Agreement by and between Water Dagger, LLC, a South Carolina limited liability company and LD Acquisition Company 8 LLC, a Delaware limited liability company, as successor in interest to Landmark Infrastructure Holding Company LLC, dated _____, 2021, filed for record _____, 2021 at ____:____ __.m., recorded in Book _____, Page _____, aforesaid Records.

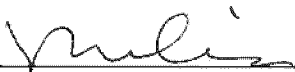
TRANSFER TAX AFFIDAVIT

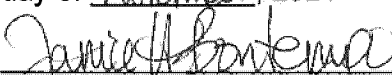
1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by WATER DAGGER, LLC to WATER TOWER APTS, LLC, on November 19, 2021.
3. Check one of the following: The Deed is
 - A. subject to the deed recording fee as a transfer for consideration 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 because (exemption #8)
(Explain, if required)
Exemption No. 8 applies
4. Check one of the following if either item 3(A) or item 3(B) above has been checked:
 - 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 ✓ 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. \$ the amount listed in item 4 above.
 - B. \$ the amount listed in item 5 above (if no amount place zero).
 - C. \$ Subtract line 6(B) from 6(A) and place the result here. Multiply 6(C) by \$3.70 per \$1,000.00 to obtain amount of tax due.
 - D. \$ the amount of tax due.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
8. 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.

WATER DAGGER, LLC,
a South Carolina limited liability company

By: Hampton Station Holdings, LLC,
a South Carolina limited liability company,
its sole Member

By: URP-Hampton Station, LLC,
a Georgia limited liability company,
its Manager

By: 
Printed name: Mark B. Riley, President
Grantor, Grantee or Legal Representative
connected with this transaction

Sworn to before me this 17th
day of November, 2021

Notary Public State of Georgia
My commission expires 2/7/2023

