

THE STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON/RICHLAND

TITLE TO REAL ESTATE
Approximate Survey Stations

Road/Route I-20/I-26/I-126 (Carolina Crossroads)
Project ID No. P027662
Tract 570

35+00 To 38+00 RT
Road S-273 (Bush River Road) Relo.
To
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Bush River Road, LLC, a Georgia limited liability company, 85-A Mill Street, Suite 100, Roswell, Georgia 30075 in consideration of the sum of Forty Thousand Five Hundred and no/100 Dollars (\$40,500.00) and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute from I-20/I-26/I-126 Corridor Improvements on Carolina Crossroads, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated October 7, 2019, said property being herein conveyed as described more particularly in the SPECIAL PROVISIONS.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing **3,843 square feet (0.088 acre)**, more or less, and all improvements thereon, if any, including rights of access as may be needed for controlled access facilities, being a portion of the property, owned by Bush River Road, LLC, a Georgia limited liability company, shown as the “Area of Acquisition” on Exhibit “A”, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 16+09.96 and 42+48.70 (Road S-31 Bush River Road). This being a portion of the property acquired from The City Portfolio TIC, LLC, a Delaware limited liability company, as to 38.998% undivided interest, KJF/FARIS TIC, a Delaware limited liability company, as to 3.562% undivided interest, DESCANSO TIC, LLC, a Delaware limited liability company, as to 17.437% undivided interest, CENTRE AT 38th STREET TIC, LLC, a Delaware limited liability company, as to 24.749% undivided interest and RMRG PORTFOLIO TIC, LLC, a Delaware limited liability company, as to 15.254% undivided interests as tenants in common by limited warranty deed dated December 6, 2005 and recorded December 6, 2005 in Deed Book 10671, Page 299 in the ROD Office for Lexington County as shown as Tax Map No. 003697-07-032.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

GRANTEE’S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked _____ By _____
Project ID No. P027662 Tract 570

RECEIVED JUN 27 2022

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 1st day of April, in the year of our Lord, Two Thousand and **Twenty-Two**.

Signed, sealed and delivered in the presence of:

Bush River Road, LLC, a Georgia limited liability company

Betty Nasuti
1st Witness

BY: Malon D Mimms
Grantor (L.S.)

Printed Name: Malon D. Mimms

Angela Kelly
2nd Witness

ITS: Manager

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF Georgia)
COUNTY OF Fulton)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 1st day of April, 2022, by Malon D. Mimms of Bush River Road, LLC, a Georgia limited liability company corporation, on behalf of the corporation.

Julie C Mock
Signature of Notary Public
Julie C Mock
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

My Commission Expires: October 6, 2025
(Affix seal if outside SC)



RECEIVED JUN 27 2022

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCOTT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE COLUMBIA OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDDOT STANDARD DRAWING 809-105-00.



**OBTAIN = 3,843 SF
(0.088 AC)**

RELOCATE S-31 (BUSH RIVER RD) CENTERLINE FROM STA 16+09.96 TO STA 42+48.70

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION FROM TRACT 570 PROJECT ID P027662	COUNTY	RICHLAND
PREPARED 5/31/2021	SCALE 	FEET 100

Affidavit

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at 1950 Bush River Road, Columbia,
bearing a portion of County Tax Map Number 003697-07-032, was transferred
by Bush River Road, LLC, a Georgia Limited Liability Company
to The South Carolina Department of Transportation on April 1, 2022.

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) ☒ _____ exempt from the deed recording fee because (see information section of affidavit):
Item 2, transferring realty to the fed gov't or to a state, its agencies or depts (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 _____ 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: _____
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
(c) Subtract line 6(b) from line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: right of way agent for the South Carolina Department of Transportation.

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 15th
day of April 2022
Michael A.
Notary Public for South Carolina
My Commission Expires: 8/28/2025


Responsible Person Connected with the Transaction
John E. Terry
Print or Type Name Here

RECEIVED JUN 27 2022