



THE STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON/RICHLAND

TITLE TO REAL ESTATE
Approximate Survey Stations

Road/Route **I-26 (Carolina Crossroads)**
Project ID No. **P027662**
Tract **608**

21+00 To 23+00 RT
Road S-273 (Bush River Road) Relo.
To
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **MAA Hotel, Inc., 2210 Bush River Road, Columbia, South Carolina 29210** in consideration of the sum of **Forty Thousand Three Hundred and no/100 Dollars (\$40,300.00)** 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 HDR Engineering 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 that certain parcel of land containing **876 square feet (0.20 acre)**, more or less, and all improvements thereon, if any, including damages, and being a portion of the property, owned by MAA Hotel, Inc., and 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 on Road S-273 (Bush River Road). This being a portion of the property acquired from Sri Vardhman, LLC, by deed dated March 29, 2018, and recorded March 30, 2018, in Deed Book 19904, Page 253 in the ROD Office for Lexington County as shown as Tax Map No. 003697-06-015.

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 608

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, subject, however, to all existing easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 29th day of August, in the year of our Lord, Two Thousand and Twenty-Two.

Signed, sealed and delivered in the presence of:

MAA Hotel, Inc.

[Signature]
1st Witness

By: [Signature]
Grantor (L.S.)

Printed Name: MAYUR THAKKAR

[Signature]
2nd Witness

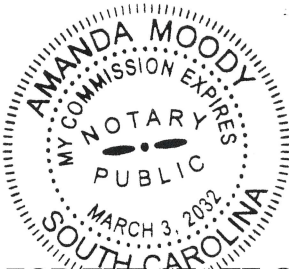
Its: President

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 South Carolina)
COUNTY OF Richland)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 29 day of August, 2022 by Mayur Thakkar of MAA Hotel, Inc., on behalf of the company.



NOTARY PUBLIC FOR THE STATE OF

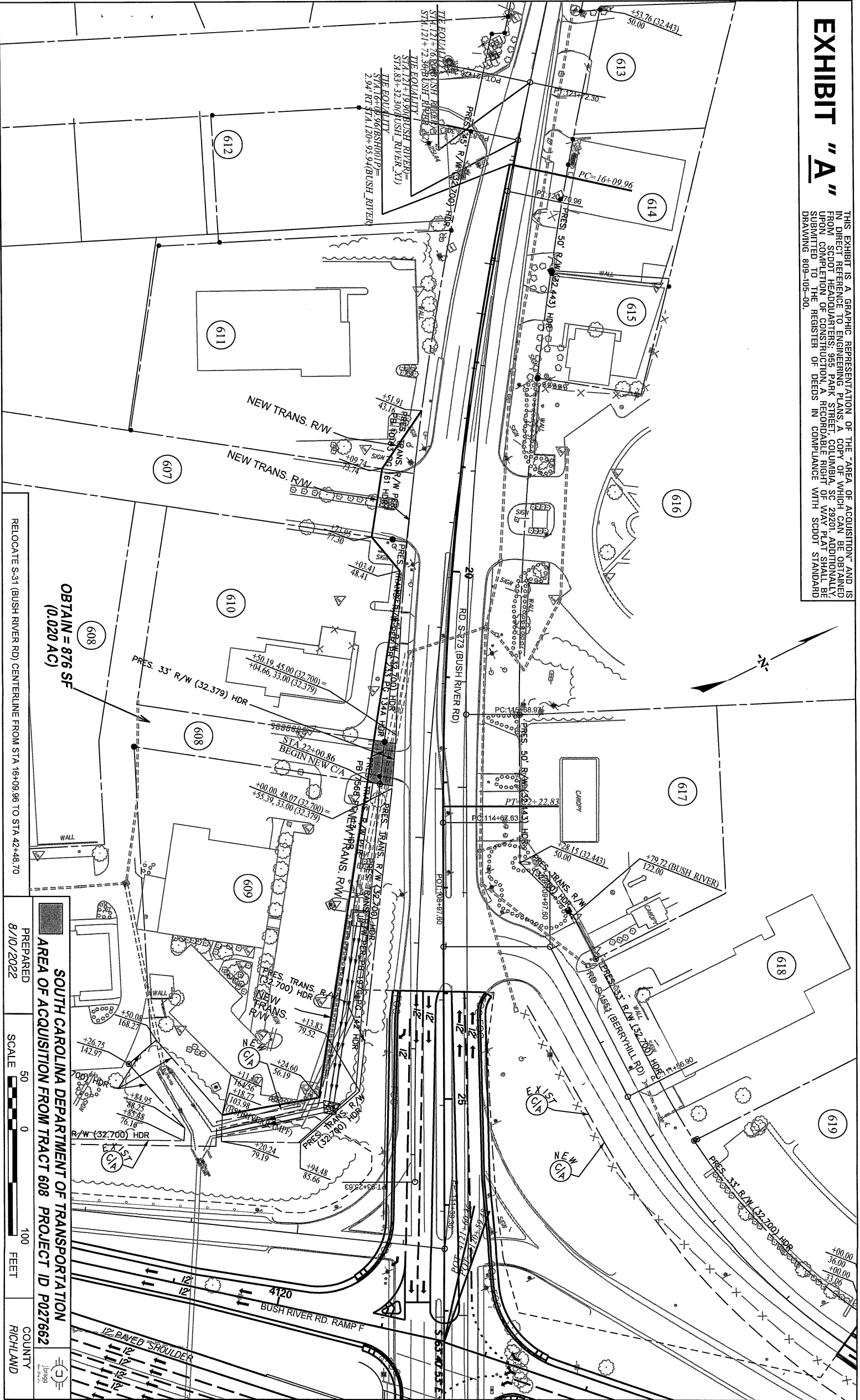
[Signature]
Signature of Notary Public
Amanda Moody
Printed Name of Notary Public

South Carolina
March 3, 2032

My Commission Expires:
(Affix seal if outside SC)

EXHIBIT "A"

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 SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.



Affidavit

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

2. The property being transferred is located at 2210 Bush River Road, Columbia, SC 29210,
bearing a portion County Tax Map Number 003697-06-015, was transferred
by MAA Hotel, Inc.
to The South Carolina Department of Transportation on August 29, 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.

Lee Thomas

Print or Type Name Here

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