

KAREN HOLLINGS  
CHARLESTON COUNTY  
REGISTER OF DEEDS

101 Meeting Street Ste 200 ~ Charleston, SC 29401 (843) 958-4800

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\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*

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Instrument#: 2025004417 Date: November 24, 2025  
Receipt#: 2040 Time: 07:43:35 AM  
Filed By: MICHAEL BAKER INTERNATIONAL Doc Type: DEED  
700 HUGER ST- THIRD FLOOR Book: 1352 Page: 085  
COLUMBIA, SC, 29201 # of Pages: 6  
Maker: TIDAL WALK HOA # Add Refs: 0  
Recipient: SC DOT  
Original Book: Original Page:

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\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

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Recording Fee: \$15.00  
Exempt  
State Tax: \$0.00  
County Tax: \$0.00  
Postage: \$0.00  
Total: \$15.00  
Clerk: SW

RECEIVED
Nov 24, 2025
Peter J. Tecklenburg
Auditor Charleston County SC

RECEIVED
Nov 24, 2025
Assessor's Office
Charleston County SC



*Karen Hollings*  
Karen Hollings-Register of Deeds

**THE STATE OF SOUTH CAROLINA  
COUNTY OF CHARLESTON**

**TITLE TO REAL ESTATE**  
Approximate Survey Stations

Road/Route      **I-526 Long Point/Wando Port  
Interchange Improvement**  
Project ID No.    **P041314**  
Tract              **14**

1371+00 To 1386+00 Lt  
Line A

**KNOW ALL MEN BY THESE PRESENTS, That I (or we) Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation, 635 Rutledge Avenue Suite 105, Charleston, SC 29403 in consideration of the sum of Twenty Five Thousand and No/100 Dollars (\$25,000.00) 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 Long Point Road Interchange, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation.**

## **SPECIAL PROVISIONS:**

The above consideration is for all that certain parcel of land containing 17,674 square feet (0.41 acres), more or less, and all improvements thereon, if any, including rights of access as may be needed for controlled access facilities, owned by **Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation**, and shown as "Area of Acquisition" on Exhibits "A" and "B", attached hereto, and made a part hereof. This being a portion of the property acquired from Tidal Walk, LLC, a South Carolina Limited Liability company, by deed dated June 25, 2015, and recorded July 23, 2015, in Deed Book 0492, Page 720 in the records for Charleston County and shown as Tax Map No. 537-00-00-380.

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 the said South Carolina Department of Transportations, 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.** **P041314**

## Tract 14

**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 15<sup>th</sup> day of September, in the year of our Lord, Two Thousand and Twenty-Five.

Signed, sealed and delivered in the presence of:

**Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation**

Emily Brown

1<sup>st</sup> Witness

Anthony Polichemi

By: Anthony Polichemi  
Its: President

Grantor (L.S.)

Leborah Polichemi

2<sup>nd</sup> Witness

Jered Wilkerson

By: Jered Wilkerson  
Its: Vice President/Secretary

Grantor (L.S.)

**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 S.C.)  
COUNTY OF Charleston)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of September, 2025 by Anthony Polichemi (President) and, Jered Wilkerson (Vice President & Secretary) of Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation, on behalf of the corporation.

NOTARY PUBLIC FOR THE STATE OF

My Commission Expires:  
(Affix seal if outside SC)

Emily E. Brener  
Signature of Notary Public

Emily E. Brener  
Printed Name of Notary Public

S.C.

10/18/2032



Emily E. Brener  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires  
October 18, 2032



## EXHIBIT "B"

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 SCDDO HEADQUARTERS, 935 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY DEED SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCOTT STANDARD DRAWING 809-105-00.

NOTE: NEW RW IS REFERENCED TO THE I-526 SURVEY CENTERLINE

## L-3134 (TURNSTONE ST)

SEE EXHIBIT A  
FOR TOTAL OBTAIN

MATCHLINE STA. 1380+00 SEE EXHIBIT A

STA. 1392+58.92 1.526 CH  
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STATE OF SOUTH CAROLINA

)

COUNTY OF CHARLESTON

) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 on Turnstone Street, Mount Pleasant SC 29464, bearing Charleston County Tax Map Number #537-00-00-380 was transferred by Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation, to the South Carolina Department of Transportation on September 15, 2025.
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 federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_\_\_ or No \_\_\_\_\_.

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.

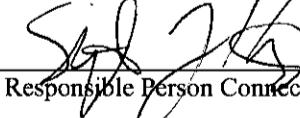
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$ \_\_\_\_\_ 0
- (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: \$ \_\_\_\_\_ 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_ 0.

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 acquiring property 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.

  
\_\_\_\_\_  
Responsible Person Connected with the Transaction

Stephen J. Knight

Print or Type the Above Name Here

SWORN to and subscribed before me this 13<sup>th</sup> day of  
October, 2025.

Notary Public for South Carolina

My Commission Expires: 03/24/2027

Notary (L.S.) 

Notary (printed name) Amber Summer

KAREN HOLLINGS  
CHARLESTON COUNTY  
REGISTER OF DEEDS

101 Meeting Street Ste 200 ~ Charleston, SC 29401 (843) 958-4800

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\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*

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Instrument#: 2025012680      Date: December 31, 2025  
Receipt#: 6620      Time: 09:18:09 AM  
Filed By: MICHAEL BAKER INTERNATIONAL      Doc Type: DEED  
700 HUGER ST- THIRD FLOOR      Book: 1360      Page: 034  
COLUMBIA, SC, 29201      # of Pages: 5  
Maker: TIDAL WALK ETC      # Add Refs: 0  
Recipient: SCDOT  
Original Book: Original Page:

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\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

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Recording Fee:	\$15.00
Exempt	
State Tax:	\$0.00
County Tax:	\$0.00
Postage:	\$0.00
Total:	\$15.00
Clerk:	BA

RECEIVED  
Dec 31, 2025  
Peter J. Tecklenburg  
Auditor Charleston County SC

RECEIVED  
Dec 31, 2025  
Assessor's Office  
Charleston County SC



*Karen Hollings*  
Karen Hollings-Register of Deeds

**THE STATE OF SOUTH CAROLINA**  
**COUNTY OF CHARLESTON**

Road/Route	<b>I-526 Long Point/Wando Port Interchange Improvement</b>	<b>1385+00</b>	To	<b>1394+00 Lt</b>
Project ID No.	<b>P041314</b>	Line A		
Tract	<b>55</b>			

**TITLE TO REAL ESTATE**  
**Approximate Survey Stations**

**KNOW ALL MEN BY THESE PRESENTS,** That I (or we) **Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation, 635 Rutledge Avenue Suite 105, Charleston, SC 29403** in consideration of the sum of **Fifty Thousand and No/100 Dollars (\$50,000.00)** 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 **Long Point Road Interchange**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation.

**SPECIAL PROVISIONS:**

The above consideration is for all that certain parcel of land containing 11,693 square feet (0.27 acres), more or less, and all improvements thereon, including the landscaping, two stone monuments, a message board, and irrigation system, including rights of access as may be needed for controlled access facilities, owned by **Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation**, and shown as "Area of Acquisition" on Exhibit "A", attached hereto, and made a part hereof. This being a portion of the property acquired from Tidal Walk, LLC, a South Carolina limited liability company, by deed dated October 22, 2016, and recorded October 27, 2016, in Deed Book 0592, Page 844 in the records for Charleston County and shown as Tax Map No. 537-00-00-381.

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 the 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.	<b>P041314</b>	Tract	<b>55</b>

**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 15th day of September, in the year of our Lord, Two Thousand and Twenty-Five.

Signed, sealed and delivered in the presence of:

**Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation**

Emile F. Brenes

1<sup>st</sup> Witness

By: Anthony Polichemi

Grantor (L.S.)

Its: President

Anthony Polichemi

2<sup>nd</sup> Witness

By: Jared Wilkerson

Grantor (L.S.)

Its: Vice President/Secretary

**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

S.C.

) ) **ACKNOWLEDGEMENT**

COUNTY OF

Charleston

) )

The foregoing instrument was acknowledged before me this 15th day of September, 2025 by Anthony Polichemi (President), and Jared Wilkerson (Vice President & Secretary) of Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation, on behalf of the corporation.

Emily E. Brenes

Signature of Notary Public

Emily E. Brenes

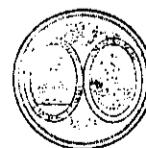
Printed Name of Notary Public

**NOTARY PUBLIC FOR THE STATE OF**

My Commission Expires:  
(Affix seal if outside SC)

S.C.

10/18/2032



Emily E. Brenes  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires  
October 18, 2032



STATE OF SOUTH CAROLINA

)

COUNTY OF CHARLESTON

) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 on Turnstone Street, Mount Pleasant SC 29464, bearing Charleston County Tax Map Number #537-00-00-381 was transferred by Tidal Walk Homeowners Association, Inc., a South Carolina non-profit corporation, to the South Carolina Department of Transportation on September 15, 2025.
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 federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes  or No .

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$ 0
- (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: \$ 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 0.

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 acquiring property 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.



Responsible Person Connected with the Transaction

**Stephen J. Knight**

Print or Type the Above Name Here

SWORN to and subscribed before me this 13<sup>th</sup> day of  
October, 2025.

Notary Public for South Carolina

My Commission Expires: 03/24/2027

Notary (L.S.) Amber Summer

Notary (printed name) Amber Summer





BP1342730

# PGS:

5

**THE STATE OF SOUTH CAROLINA**  
**COUNTY OF CHARLESTON**

Road/Route      **I-526 Long Point/Wando Port  
Interchange Improvement**  
 Project ID No.    **P041314**  
 Tract              **81**

**TITLE TO REAL ESTATE**  
**Approximate Survey Stations**

124+00.00	To	124+92.38 Rt
Relo L-2118 (Wando Park Blvd)		
123+00	To	126+00 Rt
Existing L-2118 (Wando Park Blvd)		
1406+00	To	1412+00 Rt/Lt
Line A		
1405+00	To	1409+00 Rt/Lt
Line B		

**KNOW ALL MEN BY THESE PRESENTS**, That I (or we) MNJ Futures, LLC, PO Box 38, Mt. Pleasant, SC 29465 in consideration of the sum of Three Million Seven Hundred Thousand and No/100 Dollars (\$3,700,000.00) 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 Long Point Road Interchange, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation.

**SPECIAL PROVISIONS:**

The above consideration is for all that certain parcel of land containing 87,530 square feet (2.01 acres), more or less, being the entire property, and all improvements thereon, including the building, owned by **MNJ Futures LLC**, and shown as "Area of Acquisition" on Exhibit "A", attached hereto, and made a part hereof. Property herein conveyed is along a relocated centerline on L-2118 (Wando Park Blvd) as shown on plans between approximate survey stations 109+38.37 and 124+44.33. This being the entire property acquired from P&L of Mt. Pleasant, LLC by deed dated July 20, 2012, and recorded July 24, 2012, in Deed Book 0266, Page 200 in the records for Charleston County and shown as Tax Map No. 537-00-00-067.

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 the 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. P041314 Tract 81

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.

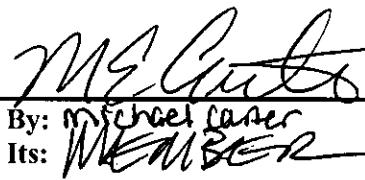
IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 10 day of July, in the year of our Lord, Two Thousand and Twenty-Five.

Signed, sealed and delivered in the presence of:

**MNJ Futures, LLC**



1<sup>st</sup> Witness



By: Michael Carter  
Its: MEMBER

Grantor (L.S.)



2<sup>nd</sup> Witness

Grantor (L.S.)

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 Charleston )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 10 day of July, 2025  
by Michael Carter, member of MNJ Futures, LLC, a South Carolina company, on behalf of the company.

Whitney B. Moore  
Signature of Notary Public

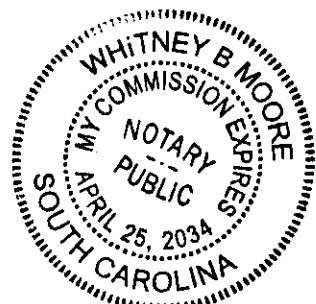
Whitney B. Moore  
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

South Carolina

My Commission Expires:  
(Affix seal if outside SC)

4/25/2034



# 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 SCOT 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 SCOT STANDARD DRAWING 819-05-00.

FLARE RATE  
STA. 1397+12.97 BK F  
STA. 1397+10.92 AH (-2.08)

RELOC. PT 1397+12.97 BK F

12' PWD SHLD

STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON )

) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 at 482 Wando Park Boulevard, Mt. Pleasant, SC 29465, bearing Charleston County Tax Map Number 537-00-00-067, was transferred by MNJ Futures, LLC to the South Carolina Department of Transportation on July 10, 2025.
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 federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_\_\_ or No \_\_\_\_\_.

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$ \_\_\_\_\_ 0
- (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: \$ \_\_\_\_\_ 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_ 0.

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 acquiring property 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.

Michael Smith  
Responsible Person Connected with the Transaction

Michael Smith  
Print of Type the Above Name Here

SWORN to and subscribed before me this 10<sup>th</sup> day of  
August, 2025.

Notary Public for South Carolina

My Commission Expires: 3/24/2027

Notary (L.S.) Amber Summer

Notary (printed name) Amber Summer

# RECORDER'S PAGE

**NOTE:** This page MUST remain with the original document



**Filed By:**

MICHAEL BAKER INTERNATIONAL  
AMBER SUMMER  
700 HUGER STREET, 3RD FLOOR  
COLUMBIA SC 29201

## RECORDED

Date: **October 8, 2025**  
Time: **9:44:37 AM**

<u>Book</u>	<u>Page</u>	<u>DocType</u>
<b>1342</b>	<b>730</b>	<b>Deed</b>

**Karen Hollings, Register of Deeds**  
**Charleston County, SC**

**MAKER:**

**MNJ FUTURES LLC**

**# of Pages:** **5**

**RECIPIENT:**

**LONG POINT RD INTERCHANGE**

**Note:**

Recording Fee	\$ 15.00
State Fee	\$ -
County Fee	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
<b>TOTAL</b>	<b>\$ 15.00</b>

**Original Book:**

**Original Page:**

Drawer	<b>Drawer 2</b>
Clerk	<b>SLW</b>

**RECEIVED**  
Oct 10, 2025  
Peter J. Tecklenburg  
Auditor Charleston County SC

**RECEIVED**  
Oct 10, 2025  
Assessor's Office  
Charleston County SC



**1342**

**Book**

**730**

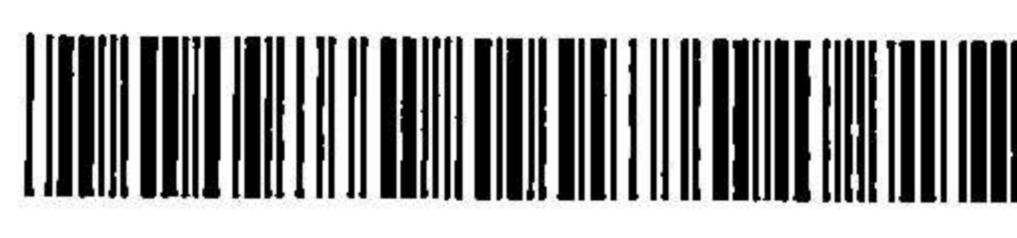
**Page**

**10/08/2025**

**Recorded Date**

**5**

**# Pgs**



**Original Book**

**Original Page**

**D**

**Doc Type**

**09:44:37**

**Recorded Time**

KAREN HOLLINGS  
CHARLESTON COUNTY  
REGISTER OF DEEDS

101 Meeting Street Ste 200 ~ Charleston, SC 29401 (843) 958-4800

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\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*

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Instrument#: 2025007821 Date: December 09, 2025  
Receipt#: 3785 Time: 10:07:07 AM  
Filed By: Doc Type: DEED  
SCDOT Book: 1355 Page: 333  
PO BOX 191 # of Pages: 7  
COLUMBIA, SC, 29202 # Add Refs: 0  
Maker: SOUTH CAROLINA ETC  
Recipient: SCDOT  
Original Book: Original Page:

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\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

---

Recording Fee:	\$15.00
Exempt	
State Tax:	\$0.00
County Tax:	\$0.00
Postage:	\$0.00
Total:	\$15.00
Clerk:	BA

RECEIVED  
Dec 09, 2025  
Peter J. Tecklenburg  
Auditor Charleston County SC

RECEIVED  
Dec 09, 2025  
Assessor's Office  
Charleston County SC



*Karen Hollings*  
Karen Hollings-Register of Deeds

**THE STATE OF SOUTH CAROLINA**  
**COUNTY OF CHARLESTON**

**QUITCLAIM**  
**Approximate Survey Stations**

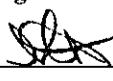
Road/Route	<b>I-526 Long Point/Wando Port Interchange Improvement</b>	<u>See</u>	<u>To</u>	<u>Description Below</u>
Project ID No.	<b>P041314</b>		<u>To</u>	
Tract	<b>245</b>		<u>To</u>	

**KNOW ALL MEN BY THESE PRESENTS**, that I (or we) **South Carolina State Ports Authority, 200 Ports Authority Drive, Mount Pleasant, SC 29464**, for and in consideration of the sum of **One and No/100 (\$1.00) Dollar** to me (or us) in hand paid, receipt of which is hereby acknowledged, do hereby remise, release and quitclaim unto the South Carolina Department of Transportation, its Successors and Assigns, all my (or our) right, title, and interest in and to the following described property:

All that parcel or strip of land containing 10.470 acres (456,054 sf) more or less shown as Tract "A" and 4.208 acre (183,282 sf) more or less shown as Tract "B" owned by South Carolina State Ports Authority, more particularly shown and described on a plat attached hereto as Exhibit "A" entitled "Subdivision Plat Creating Tract "A: & Tract "B From TMS 537-00-00-041 Owned by the South Carolina State Ports Authority to be conveyed to the South Carolina Department of Transportation" dated May 20, 2025 made by Edward M. Belken, Jr., P.L.S, and recorded September 25, 2025 in Plat Book L25 at Pages 360-361 in the office of the ROD for Charleston County, South Carolina.

This being a portion of the property acquired from Long Point Road Limited Partnership by deed dated April 17, 1989 and recorded April 18, 1989 in Deed Book R183, Page 222 in the records for Charleston County and shown as a portion of Tax Map No. 537-00-00-041.

**GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191**

Date Checked \_\_\_\_\_ By   
 Project ID No. **P041314**

Tract **245**

**TO HAVE AND TO HOLD** unto the South Carolina Department of Transportation, its Successors and Assigns forever, the above quitclaimed premises, together with all and singular the rights, members and hereditaments and appurtenances thereto belonging, or in anywise incident or appertaining.

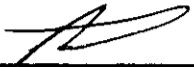
[Balance of page intentionally left blank. Signature page follows.]

Quitclaim (continued)

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

Signed, sealed and delivered in the presence of:

**South Carolina State Ports Authority**

1<sup>st</sup> Witness

By: Phillip Padgett Grantor (L.S.)  
Its: Chad Fennell Jaffee

2<sup>nd</sup> Witness

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

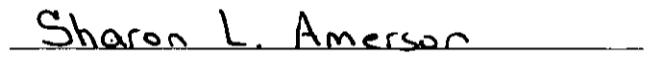
THE STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this 1st day of October, 2025 by Phillip Padgett, CFO of the South Carolina State Ports Authority.



Signature of Notary Public



Printed Name of Notary Public

**NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA**

My Commission Expires: 4/25/2028  
(Affix seal if outside SC)





EDWARD W. BELKIN JR., PLS 26581

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE,  
INFORMATION AND DATA OF THE SURVEY SHOWN HERIN WAS MADE IN  
ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE  
MANUFACTURED BY THE SURVEYORS IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE  
REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

SCOTT PROJECT NO. PG-134  
1-528-1 LONG POINT, WILMINGTON PORT  
ANTICHRISTIAN BAPTIST CHURCH  
P.M. 10:00 A.M. MAY 20, 2002

**SUBDIVISION PLAT  
CREATING TRACT "A" & TRACT "B"  
FROM TRACT 537-00-00-044 OWNED BY**

四

PLAT APPROVED  
Mr. DeMent  
Dg - J. DeMent, Jr.  
1/22/25

TREE LOCATION SURVEY TRACT "A"  
24" AND LARGER  
SCALE: 1" = 40'

5 of 5 

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 near Shipping Lane, Mt. Pleasant, SC, bearing Charleston County Tax Map Number 537-00-00-041, was transferred by South Carolina State Ports Authority to the South Carolina Department of Transportation on October 1, 2025.
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 (See Information section of affidavit): Item 2 – transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes        or No       .

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$       0
- (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: \$       0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$       0      .

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 acquiring property 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.

  
Frances Bickley  
Responsible Person Connected with the Transaction  
  
Print or type the above name here

SWORN to and subscribed before me this       

8 day of OCTOBER, 2025

Notary Public for SC

My Commission Expires: 10/03/2033

Notary (L.S.) Molly Donlon

Notary (printed name) Molly Donlon