

KAREN HOLLINGS
CHARLESTON COUNTY
REGISTER OF DEEDS

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

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



Instrument#: 2025004417

Receipt#: 2040

Filed By:
MICHAEL BAKER INTERNATIONAL
700 HUGER ST- THIRD FLOOR
COLUMBIA, SC, 29201

Maker: TIDAL WALK HOA

Recipient: SC DOT

Original Book: Original Page:

Date: November 24, 2025

Time: 07:43:35 AM

Doc Type: DEED

Book: 1352 Page: 085

of Pages: 6

Add Refs: 0

*** 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: 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

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

Enriquez
1st Witness

Anthony Polichemi
By: **Anthony Polichemi** Grantor (L.S.)
Its: **President**

Seborah Polichemi
2nd Witness

Jered Wilkerson
By: **Jered 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.)
COUNTY OF Charleston)

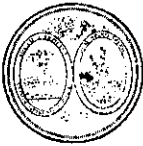
ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 15th 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

Emily E. Brenes
Signature of Notary Public
Emily E. Brenes
Printed Name of Notary Public

S.C.
10/18/2032
My Commission Expires:
(Affix seal if outside SC)

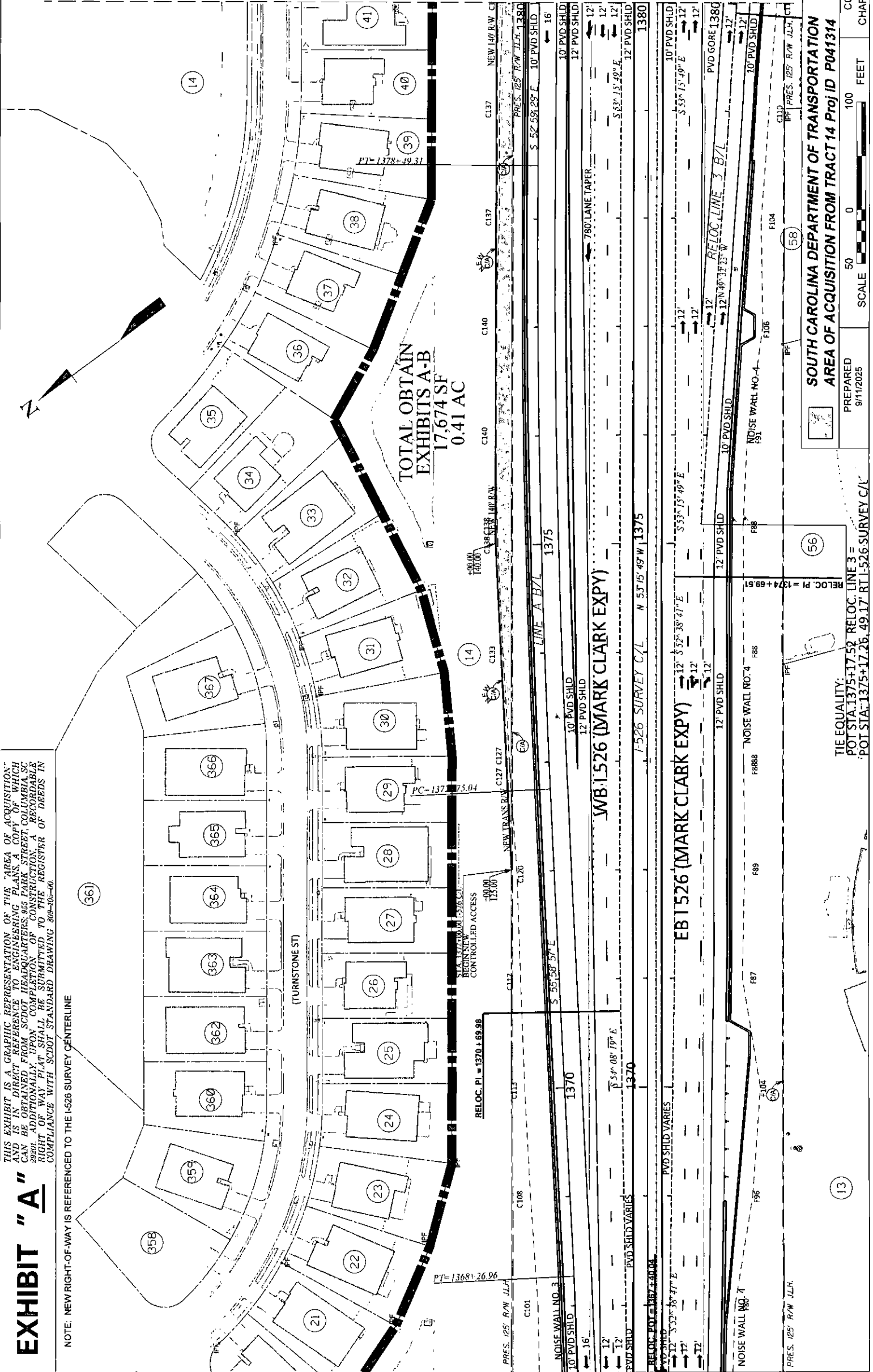


Emily E. Brenes
NOTARY PUBLIC
State of South Carolina
My Commission Expires
October 18, 2032

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 HEAQUARTERS, 933 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, A SMALL COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY, SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCOT STANDARD DRAWING 809-100-00.

NOTE: NEW RIGHT-OF-WAY IS REFERENCED TO THE I-526 SURVEY CENTERLINE



MATCHLINE STA. 1380+00.00 SEE EXHIBIT B

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
AREA OF ACQUISITION FROM TRACT 14 Proj ID P041314

CDM
 Smith

PREPARED
 9/11/2025

SCALE
 0 50 100
 FEET

COUNTY
 CHARLESTON

TIE EQUALITY:
POT STA: 1375+17.52 RELOC. LINE 3 =
POT STA: 1375+17.26, 49.17' RT I-526 SURVEY C/L

EXHIBIT "B"

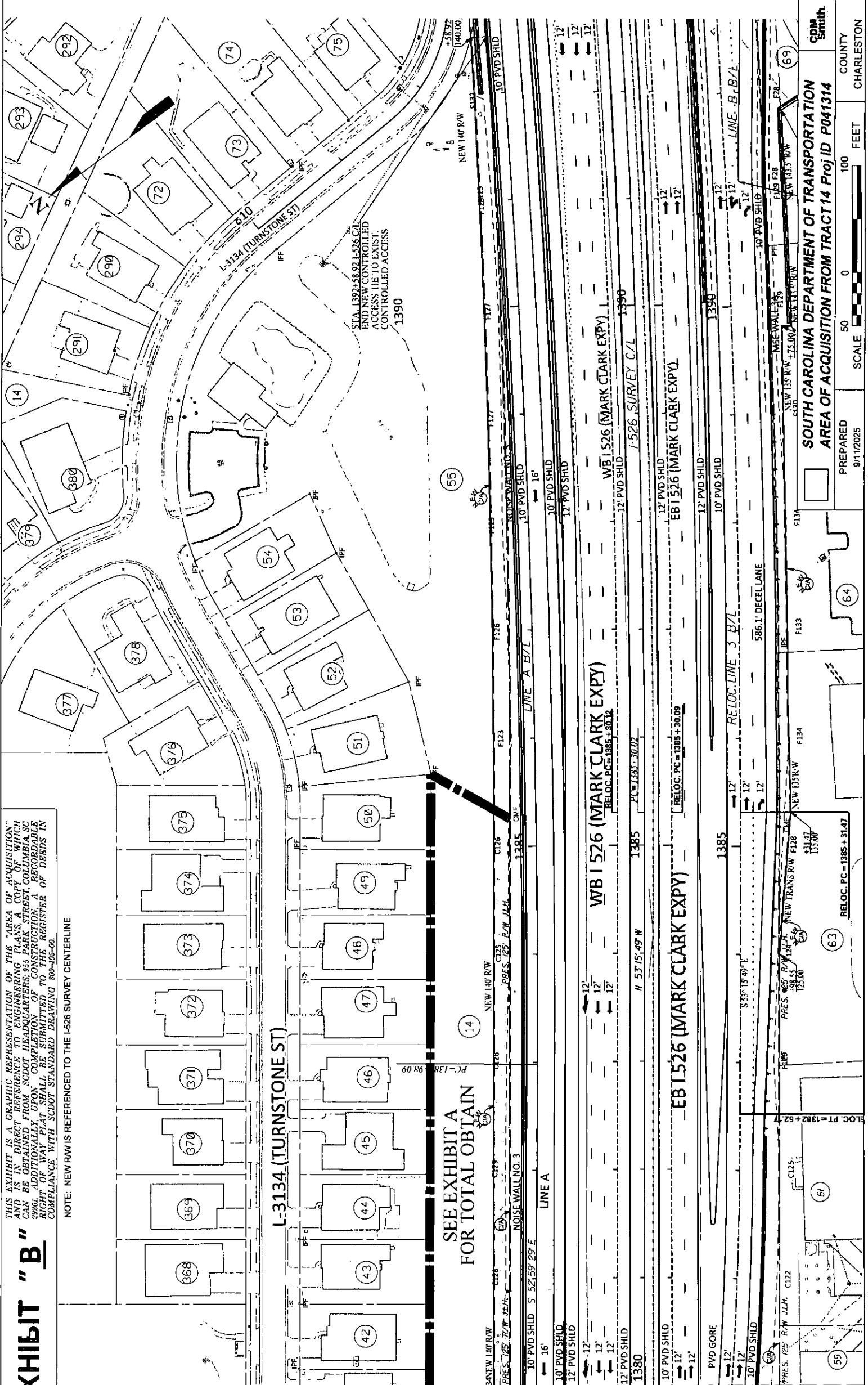
THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCOT HEADQUARTERS, 935 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCOT STANDARD DRAWING 809-106-00.

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

L-3134 (TURNSTONE ST)

SEE EXHIBIT A
FOR TOTAL OBTAIN

MATCHLINE STA. 1380+00.00 SEE EXHIBIT A



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) 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: _____.

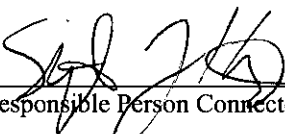
6. The deed recording fee is computed as follows:

- (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.



Responsible Person Connected with the Transaction

Stephen J. Knight

Print or Type the Above Name Here

SWORN to and subscribed before me this 13th 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

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



Instrument#: 2025012680

Receipt#: 6620

Filed By:
MICHAEL BAKER INTERNATIONAL
700 HUGER ST- THIRD FLOOR
COLUMBIA, SC, 29201

Maker: TIDAL WALK ETC

Recipient: SCDOT

Original Book: Original Page:

Date: December 31, 2025

Time: 09:18:09 AM

Doc Type: DEED

Book: 1360 Page: 034

of Pages: 5

Add Refs: 0

*** 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 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

TITLE TO REAL ESTATE
Approximate Survey Stations

Road/Route **I-526 Long Point/Wando Port
Interchange Improvement**
Project ID No. **P041314**
Tract **55**

_____ 1385+00 To 1394+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 **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 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 55 _____

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

Emilia F. Jones
1st Witness

Anthony Polichemi
By: **Anthony Polichemi** Grantor (L.S.)
Its: **President**

Abraham Polichemi
2nd Witness

Jered Wilkerson
By: **Jered 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.)
COUNTY OF Charleston)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 15th 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.

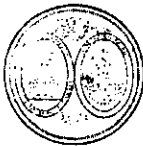
Emily E. Brenes
Signature of Notary Public
Emily E. Brenes
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

S.C.

My Commission Expires:
(Affix seal if outside SC)

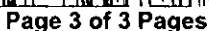
10/18/2032



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

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLAN A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 965 PARK STREET, COLUMBIA, SC 29904. 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 800-06-00.

NOTE: NEW ROW IS REFERENCED TO THE I-526 SURVEY CAL



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) 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: _____.

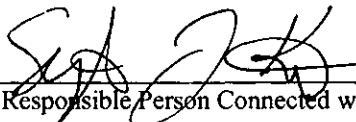
6. The deed recording fee is computed as follows:

- (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.


Responsible Person Connected with the Transaction

Stephen J. Knight
Print or Type the Above Name Here

SWORN to and subscribed before me this 13th day of October, 2025.

Notary Public for South Carolina

My Commission Expires: 03/24/2027

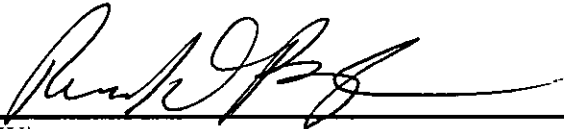
Notary (L.S.) Amber Summer

Notary (printed name) Amber Summer


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



1st Witness



By: Michael Carter
Its: MEMBER
Grantor (L.S.)



2nd 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.



Signature of Notary Public

Whitney B Moore

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF South Carolina

My Commission Expires: 4/25/2034
(Affix seal if outside SC)



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) 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 it 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 6th 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

Book

1342

Page

730

DocType

Deed

Karen Hollings, Register of Deeds
Charleston County, SC

MAKER:

MNJ FUTURES LLC

Note:

RECIPIENT:

LONG POINT RD INTERCHANGE

of Pages: 5

Recording Fee	\$ 15.00
State Fee	\$ -
County Fee	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 15.00

Original Book:

Original Page:

RECEIVED

Oct 10, 2025

Peter J. Tecklenburg

Auditor Charleston County SC

RECEIVED

Oct 10, 2025

Assessor's Office

Charleston County SC

Drawer **Drawer 2**
Clerk **SLW**



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

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



Instrument#: 2025007821

Receipt#: 3785

Filed By:
SCDOT
PO BOX 191
COLUMBIA, SC, 29202

Maker: SOUTH CAROLINA ETC

Recipient: SCDOT

Original Book: Original Page:

Date: December 09, 2025

Time: 10:07:07 AM

Doc Type: DEED

Book: 1355 Page: 333

of Pages: 7

Add Refs: 0

*** 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	I-526 Long Point/Wando Port Interchange Improvement	See	To	Description Below
Project ID No.	P041314		To	
Tract	245		To	

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 [Signature]
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

[Signature]
1st Witness

By: [Signature] Grantor (L.S.)
Its: Chief Financial Officer

[Signature]
2nd 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]
Signature of Notary Public
Sharon L. Amerson
Printed Name of Notary Public

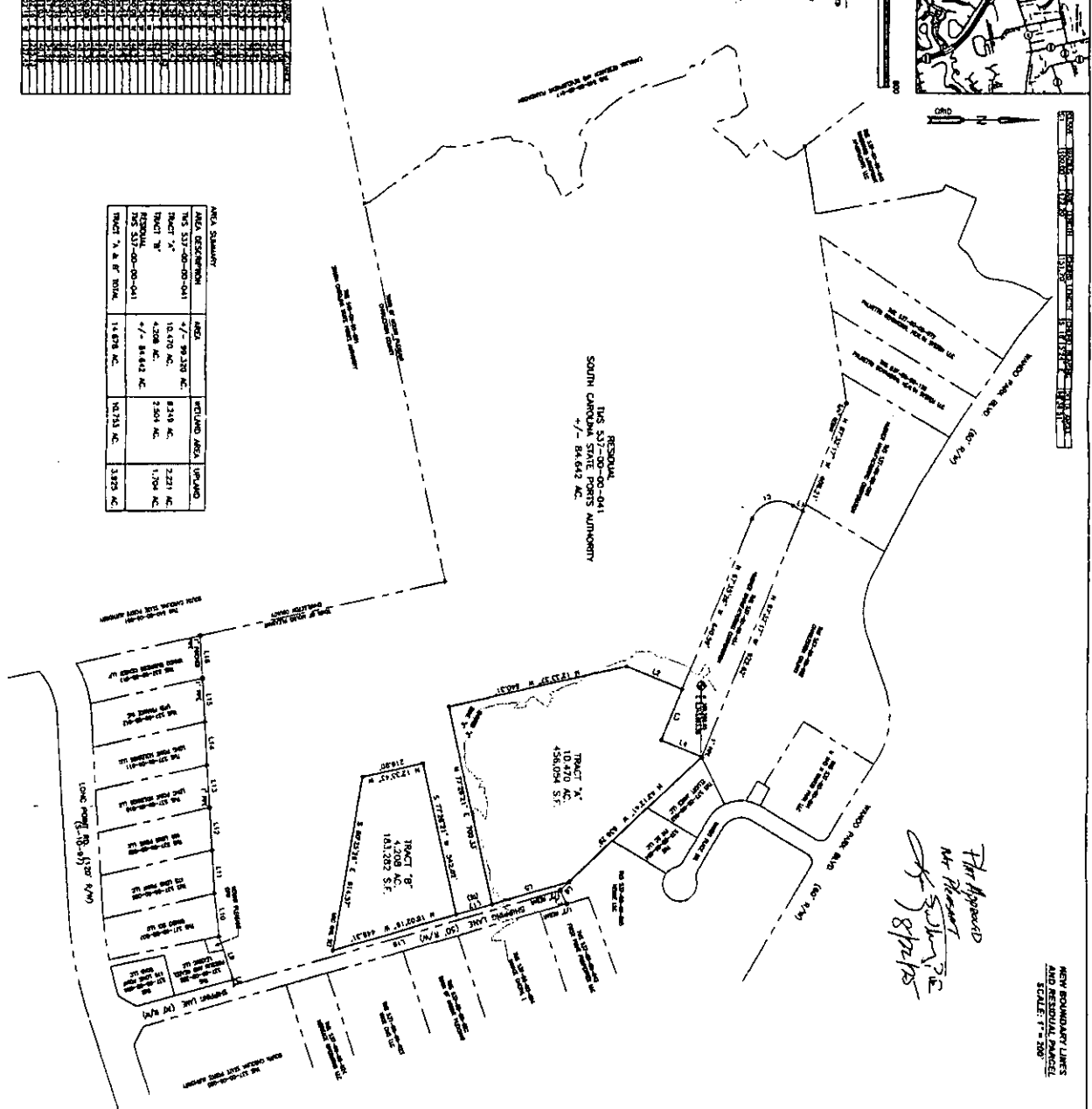
NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA

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

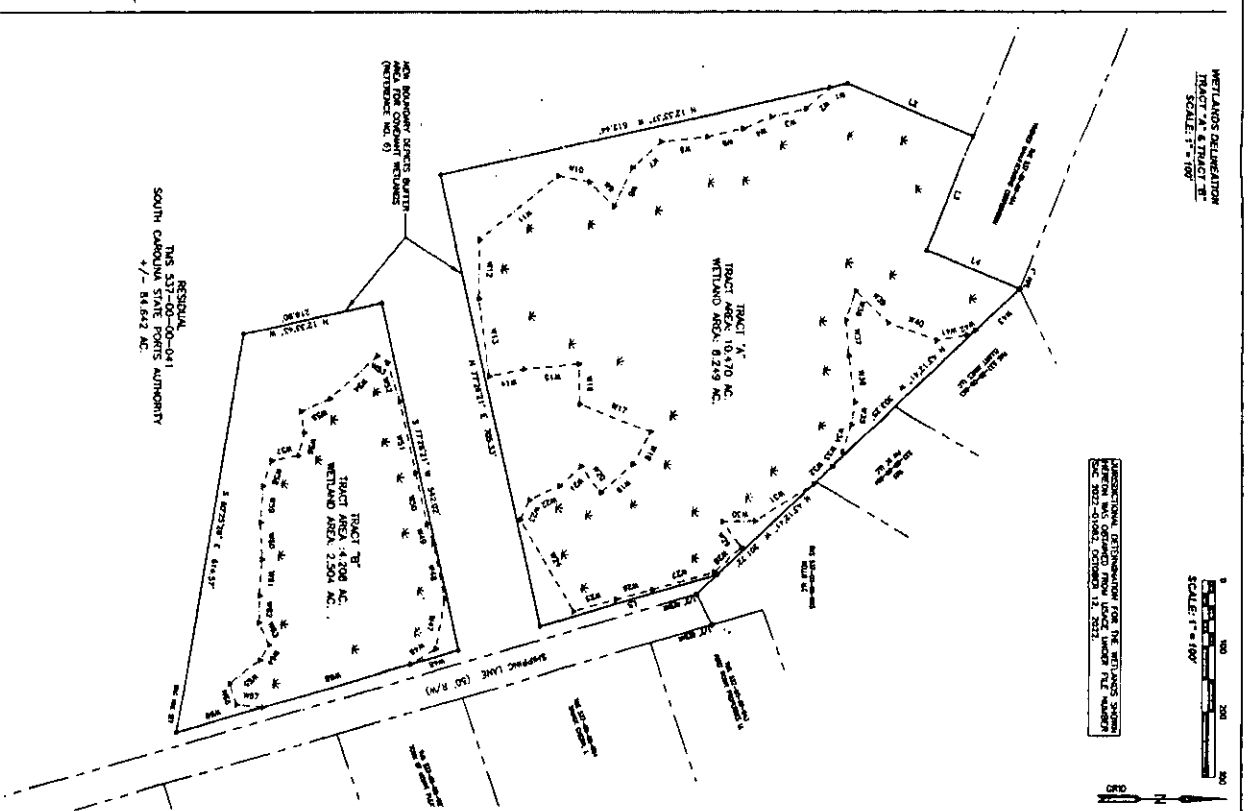




- 1) BE CAREFUL ABOUT WHAT IS ASKED IN THE ATTACHED MATERIALS AND BE SURE TO WRITE IN A SPECIFIC, BRIEF, CONCISE AND CLEAR MANNER.
- 2) ANSWER EVERY QUESTION BUT DON'T OVERDO IT (THE ANSWER SHOULD BE CLEAR AND CONCISE)
- 3) THE POINTS OF THE QUESTIONS ARE GIVEN OUTSIDE THE QUESTIONS THEMSELVES. CONSIDER THEM AS HINTS TO THE QUESTIONS. DON'T BE TRIPPED BY THE WORDS "EXPLAIN" OR "DISCUSS" IN THE QUESTIONS. THEY ARE NOT ASKING FOR A LONG ANSWER BUT FOR A BRIEF, CONCISE AND CLEAR ANSWER IN THE POINTS.
- 4) THE POINTS ARE GIVEN OUTSIDE THE QUESTIONS THEMSELVES. CONSIDER THEM AS HINTS TO THE QUESTIONS. DON'T BE TRIPPED BY THE WORDS "EXPLAIN" OR "DISCUSS" IN THE QUESTIONS. THEY ARE NOT ASKING FOR A LONG ANSWER BUT FOR A BRIEF, CONCISE AND CLEAR ANSWER IN THE POINTS.
- 5) THE POINTS ARE GIVEN OUTSIDE THE QUESTIONS THEMSELVES. CONSIDER THEM AS HINTS TO THE QUESTIONS. DON'T BE TRIPPED BY THE WORDS "EXPLAIN" OR "DISCUSS" IN THE QUESTIONS. THEY ARE NOT ASKING FOR A LONG ANSWER BUT FOR A BRIEF, CONCISE AND CLEAR ANSWER IN THE POINTS.

[illegible]A large, dense, black and white image showing a complex, repeating pattern of vertical and horizontal lines, resembling a barcode or a heavily textured surface. The pattern is composed of many thin, parallel lines that intersect to form a grid-like structure. The lines vary in thickness and spacing, creating a high-contrast, textured appearance. The overall effect is one of a highly detailed, almost abstract representation of a physical surface or a digital data pattern.

The Appointed
 Mr Pleasant
 J. E. Sparks



INVESTIGATIONAL DETERMINATION FOR THE WILSONS SPERM
RETENTION WAS OBTAINED FROM USACE UNDER FILE NUMBER
SAC 2022-01062, OCTOBER 12, 2023.

1. HIGHER STATE THAT TO THE BEST OF MY PERSONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SAFETY PROGRAM METHOD WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



EDWARD M. BELDEN JR., PLS 20641

OFFICIAL USE

[illegible]

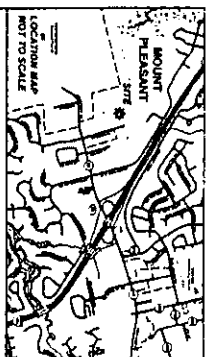
FROM RUSSIA WITH LOVE
BY IRVING BERLIN

PLAT DATE: MAY 20, 2022
TOLUP SUBMITAL: JUNE 19, 2022
REVISED: MAY 23, 2022

**SUBDIVISION PLAN
CREATING TRACT "A" & TRACT "B"
FROM TMS 531-00-00-041 OWNED BY
THE SOUTH CAROLINA STATE PORTS AUTHORITY
TO BE CONVEYED TO THE
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION**

SCD
PRECISION SURVEYS
800 PARK STREET
COLUMBIA, SC 29201
(803) 737-1362

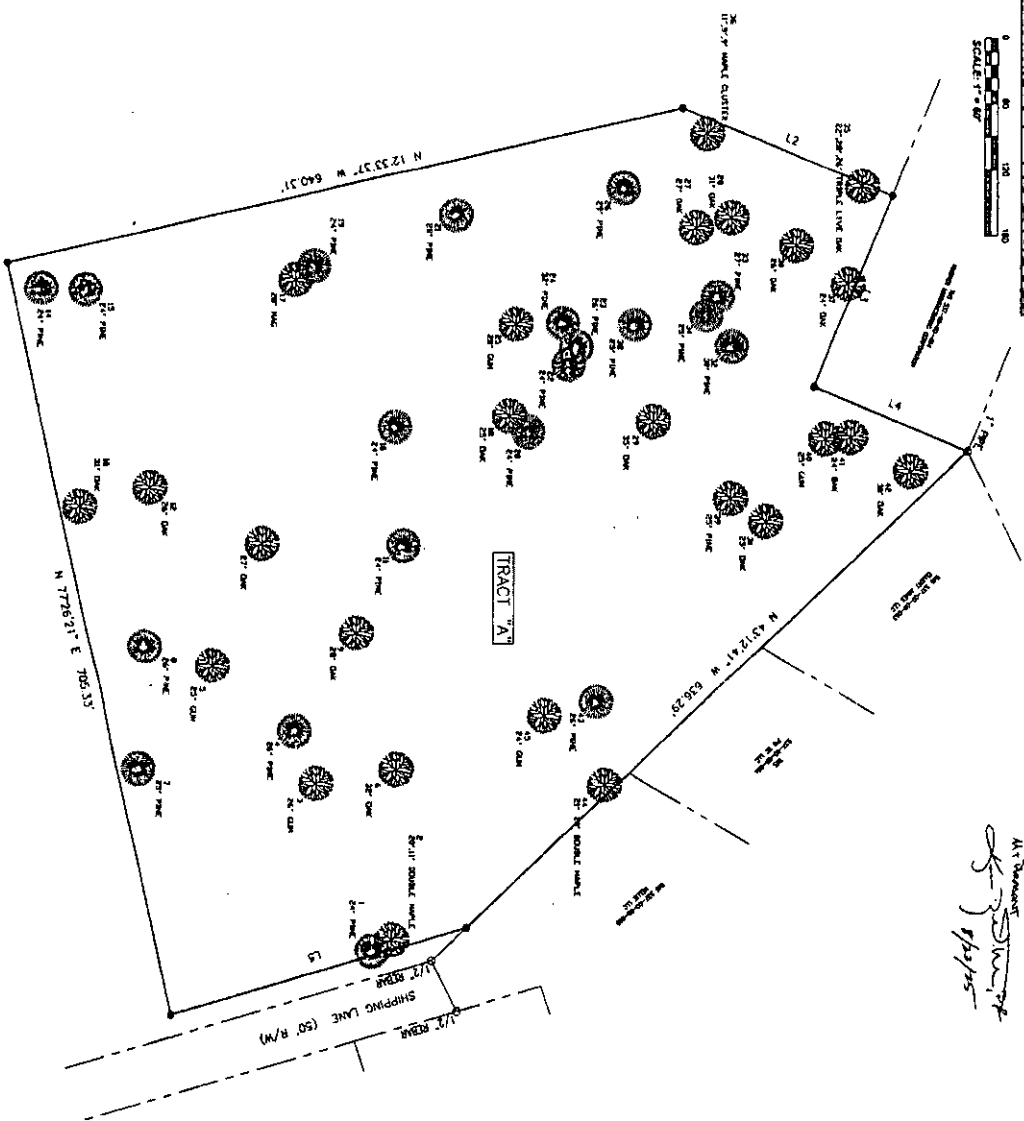
Exhibit A (Sheet 2 of 2)



TREE (Oak) NOTED
 HATCHED AREA (Oak and Pine NOTED)
 SCALE: 1" = 40'

TREE LOCATION SURVEY TRACT "A"

Plot Approved
 M. J. Bennett
 5/19/25



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

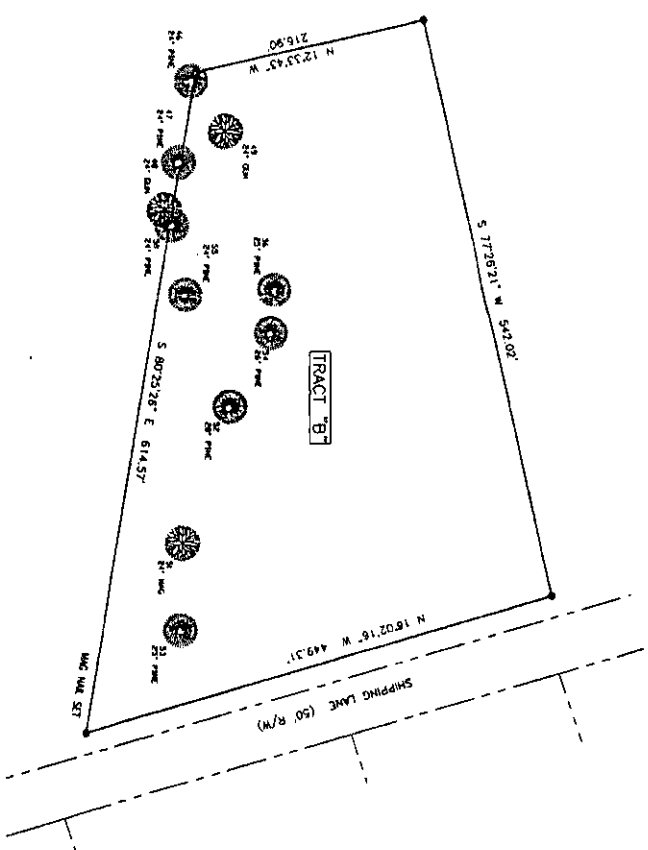


TABLE CHART

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	5/19/25	TRACT A	1	5/19/25	TRACT A
2	5/19/25	TRACT B	2	5/19/25	TRACT B
3	5/19/25	TRACT C	3	5/19/25	TRACT C
4	5/19/25	TRACT D	4	5/19/25	TRACT D
5	5/19/25	TRACT E	5	5/19/25	TRACT E
6	5/19/25	TRACT F	6	5/19/25	TRACT F
7	5/19/25	TRACT G	7	5/19/25	TRACT G
8	5/19/25	TRACT H	8	5/19/25	TRACT H
9	5/19/25	TRACT I	9	5/19/25	TRACT I
10	5/19/25	TRACT J	10	5/19/25	TRACT J
11	5/19/25	TRACT K	11	5/19/25	TRACT K
12	5/19/25	TRACT L	12	5/19/25	TRACT L
13	5/19/25	TRACT M	13	5/19/25	TRACT M
14	5/19/25	TRACT N	14	5/19/25	TRACT N
15	5/19/25	TRACT O	15	5/19/25	TRACT O
16	5/19/25	TRACT P	16	5/19/25	TRACT P
17	5/19/25	TRACT Q	17	5/19/25	TRACT Q
18	5/19/25	TRACT R	18	5/19/25	TRACT R
19	5/19/25	TRACT S	19	5/19/25	TRACT S
20	5/19/25	TRACT T	20	5/19/25	TRACT T
21	5/19/25	TRACT U	21	5/19/25	TRACT U
22	5/19/25	TRACT V	22	5/19/25	TRACT V
23	5/19/25	TRACT W	23	5/19/25	TRACT W
24	5/19/25	TRACT X	24	5/19/25	TRACT X
25	5/19/25	TRACT Y	25	5/19/25	TRACT Y
26	5/19/25	TRACT Z	26	5/19/25	TRACT Z
27	5/19/25	TRACT AA	27	5/19/25	TRACT AA
28	5/19/25	TRACT AB	28	5/19/25	TRACT AB
29	5/19/25	TRACT AC	29	5/19/25	TRACT AC
30	5/19/25	TRACT AD	30	5/19/25	TRACT AD
31	5/19/25	TRACT AE	31	5/19/25	TRACT AE
32	5/19/25	TRACT AF	32	5/19/25	TRACT AF
33	5/19/25	TRACT AG	33	5/19/25	TRACT AG
34	5/19/25	TRACT AH	34	5/19/25	TRACT AH
35	5/19/25	TRACT AI	35	5/19/25	TRACT AI
36	5/19/25	TRACT AJ	36	5/19/25	TRACT AJ
37	5/19/25	TRACT AK	37	5/19/25	TRACT AK
38	5/19/25	TRACT AL	38	5/19/25	TRACT AL
39	5/19/25	TRACT AM	39	5/19/25	TRACT AM
40	5/19/25	TRACT AN	40	5/19/25	TRACT AN
41	5/19/25	TRACT AO	41	5/19/25	TRACT AO
42	5/19/25	TRACT AP	42	5/19/25	TRACT AP
43	5/19/25	TRACT AQ	43	5/19/25	TRACT AQ
44	5/19/25	TRACT AR	44	5/19/25	TRACT AR
45	5/19/25	TRACT AS	45	5/19/25	TRACT AS
46	5/19/25	TRACT AT	46	5/19/25	TRACT AT
47	5/19/25	TRACT AU	47	5/19/25	TRACT AU
48	5/19/25	TRACT AV	48	5/19/25	TRACT AV
49	5/19/25	TRACT AW	49	5/19/25	TRACT AW
50	5/19/25	TRACT AX	50	5/19/25	TRACT AX
51	5/19/25	TRACT AY	51	5/19/25	TRACT AY
52	5/19/25	TRACT AZ	52	5/19/25	TRACT AZ
53	5/19/25	TRACT BA	53	5/19/25	TRACT BA
54	5/19/25	TRACT BB	54	5/19/25	TRACT BB
55	5/19/25	TRACT BC	55	5/19/25	TRACT BC
56	5/19/25	TRACT BD	56	5/19/25	TRACT BD
57	5/19/25	TRACT BE	57	5/19/25	TRACT BE
58	5/19/25	TRACT BF	58	5/19/25	TRACT BF
59	5/19/25	TRACT BG	59	5/19/25	TRACT BG
60	5/19/25	TRACT BH	60	5/19/25	TRACT BH
61	5/19/25	TRACT BI	61	5/19/25	TRACT BI
62	5/19/25	TRACT BJ	62	5/19/25	TRACT BJ
63	5/19/25	TRACT BK	63	5/19/25	TRACT BK
64	5/19/25	TRACT BL	64	5/19/25	TRACT BL
65	5/19/25	TRACT BM	65	5/19/25	TRACT BM
66	5/19/25	TRACT BN	66	5/19/25	TRACT BN
67	5/19/25	TRACT BO	67	5/19/25	TRACT BO
68	5/19/25	TRACT BP	68	5/19/25	TRACT BP
69	5/19/25	TRACT BQ	69	5/19/25	TRACT BQ
70	5/19/25	TRACT BR	70	5/19/25	TRACT BR
71	5/19/25	TRACT BS	71	5/19/25	TRACT BS
72	5/19/25	TRACT BT	72	5/19/25	TRACT BT
73	5/19/25	TRACT BU	73	5/19/25	TRACT BU
74	5/19/25	TRACT BV	74	5/19/25	TRACT BV
75	5/19/25	TRACT BW	75	5/19/25	TRACT BW
76	5/19/25	TRACT BX	76	5/19/25	TRACT BX
77	5/19/25	TRACT BY	77	5/19/25	TRACT BY
78	5/19/25	TRACT BZ	78	5/19/25	TRACT BZ
79	5/19/25	TRACT CA	79	5/19/25	TRACT CA
80	5/19/25	TRACT CB	80	5/19/25	TRACT CB
81	5/19/25	TRACT CC	81	5/19/25	TRACT CC
82	5/19/25	TRACT CD	82	5/19/25	TRACT CD
83	5/19/25	TRACT CE	83	5/19/25	TRACT CE
84	5/19/25	TRACT CF	84	5/19/25	TRACT CF
85	5/19/25	TRACT CG	85	5/19/25	TRACT CG
86	5/19/25	TRACT CH	86	5/19/25	TRACT CH
87	5/19/25	TRACT CI	87	5/19/25	TRACT CI
88	5/19/25	TRACT CJ	88	5/19/25	TRACT CJ
89	5/19/25	TRACT CK	89	5/19/25	TRACT CK
90	5/19/25	TRACT CL	90	5/19/25	TRACT CL
91	5/19/25	TRACT CM	91	5/19/25	TRACT CM
92	5/19/25	TRACT CN	92	5/19/25	TRACT CN
93	5/19/25	TRACT CO	93	5/19/25	TRACT CO
94	5/19/25	TRACT CP	94	5/19/25	TRACT CP
95	5/19/25	TRACT CQ	95	5/19/25	TRACT CQ
96	5/19/25	TRACT CR	96	5/19/25	TRACT CR
97	5/19/25	TRACT CS	97	5/19/25	TRACT CS
98	5/19/25	TRACT CT	98	5/19/25	TRACT CT
99	5/19/25	TRACT CU	99	5/19/25	TRACT CU
100	5/19/25	TRACT CV	100	5/19/25	TRACT CV



I, M. J. BENNETT, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land surveyed.

DATE: 5/19/25
 TIME: 10:00 AM
 LOCATION: TRACT A & B
 SURVEYOR: M. J. BENNETT
 CLIENT: SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
 PROJECT NO. 12345
 DATE: 5/19/25
 TIME: 10:00 AM
 LOCATION: TRACT A & B
 SURVEYOR: M. J. BENNETT
 CLIENT: SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

SUBDIVISION PLAT
 CREATING TRACT "A" & TRACT "B"
 FROM TMS 123-00-00-041 OWNED BY
 THE SOUTH CAROLINA STATE PORTS AUTHORITY
 TO BE CONVEYED TO THE
 SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION



SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
 PROJECT NO. 12345
 DATE: 5/19/25
 TIME: 10:00 AM
 LOCATION: TRACT A & B
 SURVEYOR: M. J. BENNETT
 CLIENT: SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

STATE OF SOUTH CAROLINA)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

COUNTY OF CHARLESTON)

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.


Responsible Person Connected with the Transaction
Frances Bickley
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.): 

Notary (printed name) MOLLY DONLON