

AIKEN COUNTY, SC	
2021034513	DEED
RECORDING FEES	\$15.00
EXEMPT	
PRESENTED & RECORDED	
11-12-2021	12:21 PM
JUDITH WARNER	
REGISTER OF MESNE CONVEYANCE	
AIKEN, COUNTY SC	
By: QUINLAN BATES	
BK:RB 4977	PG:675-678

Prepared by:
 Graybill Lansche & Vinzani, LLC
 2721 Devine Street
 Columbia, SC 29205

Return to:
 Graybill Lansche & Vinzani, LLC
 2721 Devine Street
 Columbia, SC 29205

SOUTH CAROLINA LIMITED WARRANTY DEED

COUNTY: Aiken

TAX MAP NUMBER:
 121-21-09-002 and 121-21-08-001

DATE: November 10, 2021

Grantor	Grantee
<p>HISTORIC HOSPITALITY LLC, a South Carolina limited liability company</p>	<p>CITY OF AIKEN MUNICIPAL DEVELOPMENT COMMISSION, a body politic and corporate and political subdivision of the State of South Carolina</p> <p><i>Grantee's address for tax notices:</i></p> <p><u>214 Park Avenue SW</u> <u>Aiken, SC 29801</u></p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation, partnership, limited liability company

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

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of FOUR MILLION TWO HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$4,250,000.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described as follows:

See attached Exhibit A for legal description

This conveyance is made ***SUBJECT TO*** all covenants, conditions, restrictions and easements of record.

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

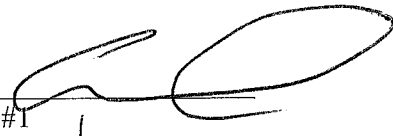
TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's successors and assigns forever.

And, **SUBJECT TO** the matters set forth above, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Premises unto Grantee and Grantee's successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

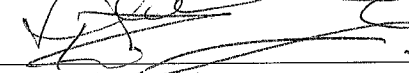
IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed under seal this 10th day of November, 2021.

*Signed, sealed and delivered
In the presence of:*

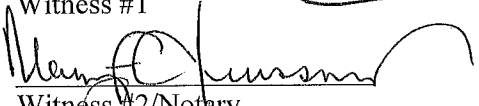
HISTORIC HOSPITALITY LLC,
a South Carolina limited liability company



Witness #1

By: 

Name: Ramesh C. Shah
Title: Managing Member



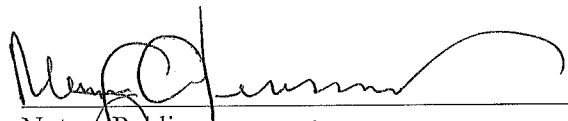
Witness #2/Notary

STATE OF SOUTH CAROLINA §
 §
COUNTY OF AIKEN §

Acknowledgment

I, the undersigned Notary Public for South Carolina, do hereby certify that HISTORIC HOSPITALITY LLC, by Ramesh C. Shah, its Managing Member, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 10th day of November, 2021.



Notary Public
Printed name of Notary: Mary F. Grosshans
My Commission Expires: 1-12-2027

[AFFIX NOTARIAL SEAL]

EXHIBIT 'A'

Legal Description

ALL that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the City of Aiken, Aiken County, South Carolina, being shown and designated as the **"INN TRACT" containing 0.4275** acre on a plat prepared by Hass & Hilderbrand, Inc., RLS, dated January 16, 1997 and recorded in Plat Book 36 at Page 129-2 in the Office of the RMC for Aiken County, reference being made to said plat for a more complete description.

TOGETHER with and SUBJECT TO an easement for access, ingress, egress, maintenance of fire and emergency exits, and maintenance of piping and pumps as set forth in that certain Reciprocal Easement Agreement by and between Holley's Inc. and Southern Hotel Properties, L.L.C. dated February 7, 1997 and recorded in the RMC Office for Aiken County on February 7, 1997 in Book 1661 at Page 147.

121-21-09-002

AND

ALL that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the City of Aiken, Aiken County, South Carolina, being shown and designated as the **"HOLLEY HOUSE TRACT" containing 0.3327** acre on a plat prepared by Hass & Hilderbrand, Inc., RLS, dated January 16, 1997 and recorded in Plat Book 36 at Page 129-2 in the Office of the RMC for Aiken County, reference being made to said plat for a more complete description.

TMS# 121-21-08-001

BEING the same property conveyed to Historic Hospitality, LLC by deed of Shah Investments, LLC dated November 30, 2017 and recorded in the RMC Office for Aiken County on December 5, 2017 in Book 4695 at Page 872.

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 known as 235 Richland Ave West, Aiken, SC 29801 and 112 Bee Lane SW, Aiken, SC 29801, bearing Aiken County Tax Map Numbers 121-21-09-002 & 121-21-08-001 was transferred by Historic Hospitality LLC, a South Carolina limited liability company to City of Aiken Municipal Development Commission, a body politic and corporate and political subdivision of the State of South Carolina on the day and year first written on the face of this deed.
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): #2 - transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions

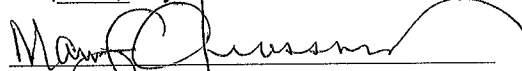
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ___ or No ___

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 \$0.
 - c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$0.
5. Check Yes ___ or No x 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:

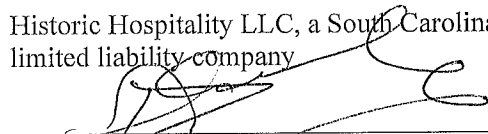
a) Place the amount listed in item 4 above here:	\$
b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here)	\$0.00
c) Subtract Line 6(b) from Line 6(a) and place result here:	\$
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed 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:
Grantor
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 and subscribed before me
this 17th day of November, 2021.



Notary Public, State of South Carolina
My Commission Expires: 1-12-2027

Historic Hospitality LLC, a South Carolina
limited liability company


By: Ramesh C. Shah, its Marraing Member