

AIKEN COUNTY, SC  
 2021034516 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:688-692

**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:**  
 121-21-08-002, 121-21-08-009 and 121-21-08-003

**DATE:** November 10, 2021

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 TWO MILLION TWO HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$2,250,000.00) 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.



## EXHIBIT 'A'

### Legal Description

ALL that certain piece, parcel or tract of land, with any improvements thereon, situate in the City of Aiken, in Aiken County, South Carolina, and bounded, now or formerly and measuring, more or less, as follows: fronting to the North on Richland Avenue a distance of 42 feet, 1 ¼ inches, and extending back between parallel lines a distance of 103 feet, 8 ¾ inches, and being bounded on the NORTH by Richland Avenue; EAST by lands of Estate of C.B. Anderson, deceased, formerly McGhee; SOUTH by lands of Estate of C.B. Anderson, deceased, formerly McGhee; and WEST by Holley's Inc., formerly Walter C. Plunkett; ALSO, a strip of land, 10 foot wide in width running parallel to Richland Avenue and extending from the Southeastern corner of the above lot Eastwardly to Newberry Street; all as shown upon plat thereof made July 13, 1934 by L.H. McCullough, C.E., recorded in Misc. Book 16 at page 182, records of Aiken County, South Carolina.

TMS# 121-21-08-002

AND

All that certain lot, piece or parcel of land, with the improvements thereon, situate in the City of Aiken, in the County of Aiken and State of South Carolina, and being on the western side of Newberry Street, shown and designated as "Tract A 0.145 ac" on a plat entitled "Division Survey for Myrtle H. Anderson" prepared by Benjamin B. Christensen, PS, dated December 29, 2011 and recorded in the RMC Office for Aiken County in Plat Book 56 at Page 350 (the "Plat"), and being incorporated herein by reference for a complete description of said property. SUBJECT to an easement granted to Tract B across Tract A shown on the Plat, with said easement being 5 feet, more or less, in width, and running parallel and contiguous to the southern boundary line of Tract A, with said easement running from the western edge of Newberry Street to the western boundary line of said Tract A, with reference being made to the Plat to locate the easement.

Together with an easement for ingress/egress across Tract B shown on the Plat, 5 feet, more or less, in width, and running parallel and contiguous to the northern boundary line of said Tract B, with the easement running from the western edge of Newberry Street over and across the driveway which runs along the northern boundary line of Tract B and the southern boundary of Tract A, with reference being made to the Plat to locate the easement.

TMS# 121-21-08-009

AND

ALL that certain lot or parcel of land, with the improvements thereon, situate at the corner of Richland Avenue and Newberry Street, in the City of Aiken, in the County of Aiken and State of South Carolina, and bounded now or formerly as follows: fronting on the North by Richland Avenue, and measuring thereon Ninety Six (96) feet, more or less; on the East by Newberry Street, and measuring thereon Ninety (90) feet, more or less; on the South by a strip of land ten feet in width, owned by Mrs. Lida H. Lorenz, and measuring thereon Ninety Six (90) feet, more or less; on the West by lot of Mrs. Lida H. Lorenz, and measuring thereon Ninety (90) feet, more or less.

The same being further described as follows: Commencing at a property corner set found at the intersection of the right of ways of Richland Avenue and Newberry Street; Thence along Richland Avenue N 67°48'21" W a distance of 71.96 feet to the point of beginning; Thence continuing S 22°47'36" W at distance of 94.12 feet to a point; Thence continuing N 67°56'26" W a distance of 94.76 feet to a point; Thence continuing N 21°27'18" E a distance of 93.94 feet to a point; Thence continuing S 67°48'21" E a distance of 96.33 feet to the point of beginning, as shown on a Boundary and Limited As Built Survey of Several Downtown Parcels, prepared by Hass & Hilderbrand, Inc., prepared for Aiken Municipal Development Commission, dated July 12, 2021.

TMS# 121-21-08-003

BEING the same property conveyed to S & N Hospitality LLC and Paresh Shah by deed of C.B. Anderson, Jr. Family L.P. dated May 30, 2018 and recorded in the RMC Office for Aiken County on June 4, 2018 in Book 4723 at Page 2184; also by quit claim deed from Paresh Shah dated November 10, 2021 and recorded simultaneously herewith in the aforesaid records.

STATE OF SOUTH CAROLINA )  
COUNTY OF AIKEN )

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 known as 211, 213 Richland Ave West, Aiken, SC 29801, 113 Newberry Street SW, Aiken, SC 29801, and 201, 203, 205, 207, 209 Richland Ave West, Aiken, SC 29801, bearing Aiken County Tax Map Numbers 121-21-08-002, 121-21-08-009 and 121-21-08-003 was transferred by S & N 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 \_\_\_

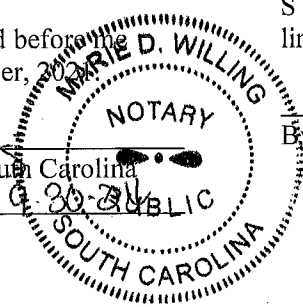
- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
  - a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.
  - b) The fee is computed on the fair market value of 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 10<sup>th</sup> day of November, 2021

S & N Hospitality LLC, a South Carolina limited liability company

Marie D. Willing  
Notary Public, State of South Carolina  
My Commission Expires: 6-30-2024



Neel Shah  
By: Neel Shah, its Managing Member