

AIKEN COUNTY, SC
 2021034514 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:679-682

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:
 121-21-09-001

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 ONE MILLION and 00/100 Dollars (\$1,000,000.00) 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.

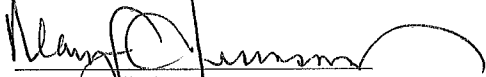
*Signed, sealed and delivered
In the presence of:*



SHAH ENTERPRISES, LLC,
a South Carolina limited liability company

By: Neel Shah
Name: Neel Shah
Title: Manager

Witness #1



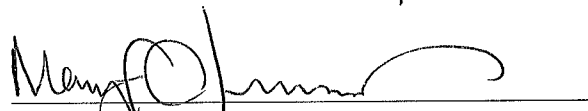
Witness #2/Notary

STATE OF SOUTH CAROLINA §
 §
COUNTY OF AIKEN §

Acknowledgment

I, the undersigned Notary Public for South Carolina, do hereby certify that SHAH ENTERPRISES, LLC, by Neel Shah, its Manager, 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. Grossnicklaus
My Commission Expires: 1-12-2027

[AFFIX NOTARIAL SEAL]

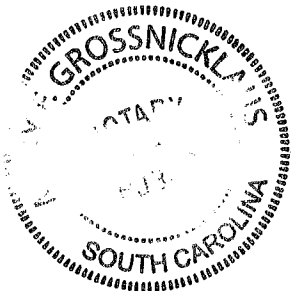


EXHIBIT 'A'

Legal Description

ALL that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being located on the eastern side of Laurens Street, near its intersection with Richland Avenue, in the City of Aiken, Aiken County, South Carolina, being shown and designated as the **"BECKMAN BUILDING TRACT"** containing **0.1370** 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.

TMS# 121-21-09-001

BEING the same property conveyed to Shah Enterprises, LLC by deed of Sally H. Radford, Personal Representative for the Estate of Forest H. Holley dated May 20, 2002 and recorded in the RMC Office for Aiken County on May 21, 2002 in Book 2204 at Page 66; and also by Corrective Deed of Sally H. Radford, Personal Representative for the Estate of Forest H. Holley dated August 22, 2002 and recorded in the RMC Office for Aiken County on August 26, 2002 in Book 2232 at Page 66.

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 106, 108, 108-A, 110 Laurens Street, bearing Aiken County Tax Map Number 121-21-09-001 was transferred by Shah Enterprises, 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 12th day of November, 2021.

Mary F. Grossnicklaus
Notary Public, State of South Carolina
My Commission Expires: 1-12-2027

Shah Enterprises, LLC, a South Carolina
limited liability company

Neel Shah

By: Neel Shah, its Manager

