

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, THAT **ROSCOE, LLC**, ^{*}a South Carolina limited liability company ("Grantor") in the State aforesaid in consideration of the sum of **TWO MILLION FIVE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 (\$2,565,000.00) DOLLARS**, to the said Grantor in hand paid at and before the sealing of these presents by **RADCLIFF ASSOCIATES, L.P.**, a South Carolina limited partnership, ("Grantee") in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **RADCLIFF ASSOCIATES, L.P.**, ^{*}a South Carolina limited partnership, the following described property:

ALL that certain tract of land containing 1.52 acres, more or less, known as 200 Coming Street on a plat thereof by James G. Pennington, PLS No. 10291 entitled "PLAT #200 COMING STREET LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" dated May 29, 1998, and recorded in the RMC Office for Charleston County in Plat Book EC, Page 538.

Said property having the following metes and bounds: Beginning at an iron rod on the east side of Coming Street approximately 56.55 feet South of Cannon Street; thence a bearing of North 75 degrees 17 minutes 56 seconds East a distance of 114.00 feet along the Lands of W. A. Clement, Polite Clayton and M. J. Bryant consecutively to an iron pipe; thence a bearing of South 19 degrees 01 minutes 22 seconds East a distance of 51.50 feet to an iron pipe and a bearing of North 71 degrees 41 minutes 54 seconds East a distance of 33.64 feet, both courses along Charleston Housing to a paint mark; thence a bearing of South 19 degrees 07 minutes 34 seconds East a distance of 56.81 feet to an iron rod and a bearing of North 70 degrees 52 minutes 26 seconds East a distance of 39.40 feet, all along the lands of Gerald J. Moran to an iron rod; thence a bearing of South 18 degrees 52 minutes 35 seconds East a distance of 54.59 feet along the Lands of Julie C. Holt to an iron pipe; thence a bearing of South 16 degrees 39 minutes 49 seconds East a distance of 34.67 feet and a bearing of North 71 degrees 06 minutes 20 seconds East a distance of 201.50 feet, all along the Lands of Gerald J. Moran to an iron pipe; thence a bearing of South 18 degrees 40 minutes 16 seconds East a distance of 26.98 feet along the Western right-of-way of St. Philip Street to an iron pipe; thence a bearing of South 71 degrees 14 minutes 05 seconds West a distance of 201.78 feet to an iron rod and a bearing of South 17 degrees 21 minutes 25 seconds East a distance of 113.31 feet along Allen University to a block wall corner; thence a bearing of South 71 degrees 44 minutes 50 seconds West a distance of 65.17 feet along the Lands of Betty J. Brown and the Lands of D.B. Boatwright, consecutively to an iron pipe; thence a bearing of South 71 degrees 44 minutes 50 seconds West a distance of 140.45 feet along the Land of Mark D. Morris to an iron pipe; thence a bearing of North 15 degrees 00 minutes 36 seconds West a distance of 344.35 feet along the Eastern right-of-way of Coming Street to the point of beginning.

The within described property is conveyed subject to the following to the extent presently applicable but without extending or renewing the effect thereof: Easements, restrictions, rights-of-way, covenants, conditions and matters of record; matters which a current correct survey or inspection of the premises would reveal; rules and regulations of applicable governmental authorities; and the lien of taxes for the year of delivery of this deed and thereafter.

JAN 29 2003 CPS17, Radcliff

Land Doc

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TLTH/LC/BA

BEING the same premises conveyed to Grantor herein by deed of The Bishop of Charleston, a Corporation Sole, dated June 5, 1998, and recorded June 12, 1998, at Book U-304, Page 563, RMC Office for Charleston County, South Carolina.

For reference see TMS No: 460-12-01-049

Grantee's Address: 206 Peach Way
P. O. Box 7688
Columbia, Missouri 65205

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee, the Grantee's Heirs, Successors and Assigns forever.

AND, subject to matters contained herein, the said Grantor does hereby bind Grantor and Grantor's Heirs, Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, the Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors and Assigns and against all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's Hand and Seal, this 2nd day of January in the year of our Lord two thousand two and in the two hundred and twenty-sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

William J. Baker
WJB

ROSCOE, LLO* (SEAL)
By: Neil Stevenson
Its: Manager/Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 2nd day of January, 2002 by ROSCOE, LLC, a South Carolina limited liability company, by Neil Stevenson, its Manager and Member, on behalf of the limited liability company.

William B. B. (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 10-7-2007

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT

BK Z392PG410
Date of Transfer of Title
Closing Date 1-2-2002

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 is being transferred BY Roscoe, LLC * TO Radcliff Associates, L.P., * ON Jan 2nd, 2002.
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 (exemption #) (Explanation, if required)
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$2,565,000.00.
 - (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 ☒ 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. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$.
6. The DEED Recording Fee is computed as follows:
 - (a) \$2,565,000.00 the amount listed in item 4 above
 - (b) -0- the amount listed in item 5 above (no amount place zero)
 - (c) \$2,565,000.00 Subtract Line 6(b) from Line 6(a) and place the results.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
8. Check if Property other than Real Property is being transferred on this Deed.
 - (a) ☐ Mobile Home
 - (b) ☐ Other
9. DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of deceased CASE NUMBER . Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. 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 this 2nd day of Jan, 2002
William G. Blum (SEAL)
Notary Public for South Carolina
My Commission Expires: 10-7-2007

SIGNED: + Neil Stevenson
Grantor, Grantee, or Attorney that prepared this form
Neil Stevenson
Type or Print Name here

RECORDER'S PAGE

This page **MUST** remain with
the original document.



BK Z392PG411

YOUNG, CLEMENT, RIVERS, & TISDALE LLP

Recording
Fee 10.00

State
Fee 6,669.00

County
Fee 2,821.50

Postage

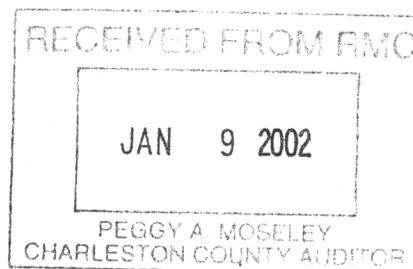
TOTAL 9,500.50

FILED

Z392-407

2002 JAN -4 PM 2:17

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC



**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 1/9/02