

A CERTIFIED
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Margueta Britton
CLERK OF COURT
DILLON COUNTY

2026-311
Filed for Record in
DILLON COUNTY, SC
MARGUITA BRITTON, CLERK OF COURT
02/20/2026 01:01:43 PM
DEED \$15.00
State Tax \$ 195.00
County Tax \$ 82.50
Bk DB Vol 866 Page 93 - 99

After recording return to:
Burr & Forman LLP
Attn: Allison Twiford
1221 Main Street, Suite 1800
Columbia, SC 29201

STATE OF SOUTH CAROLINA)
COUNTY OF DILLON)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **DILLON SCHOOL DISTRICT FOUR**, a body politic and corporate and political subdivision of the State of South Carolina, as successor in interest to the former Dillon School District #2 ("**Grantor**"), in the State aforesaid, for and in consideration of the sum of Sixty-Five Thousand and No/100 Dollars (\$74,750.00) to Grantor paid by **PARKSIDE COMMONS, LP**, a South Carolina limited partnership ("**Grantee**"), whose mailing address is 125 Old Chapin Road, Lexington, South Carolina 29072, *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 "**Property**"), more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN

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

The Property is sold *SUBJECT TO* any accruing real property taxes and to any easements, covenants or restrictions of record affecting the Property.

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

SUBJECT TO THE MATTERS SET FORTH ABOVE, GRANTOR does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular said Property unto Grantee and Grantee's successors and assigns from and against any claims by, under or through Grantor and Grantor's successors and assigns and every other person whomsoever lawfully claiming, or to claim, the same of any part thereof by or through Grantor, but not otherwise.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed under seal
by its authorized officer effective as of the 20th day of February, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

DILLON SCHOOL DISTRICT FOUR,
a body politic and corporate and political
subdivision of the State of South Carolina

Alan L. Berry, Jr.
Witness #1 Signs Here
Print Name: Alan L. Berry, Jr.

By: *Ray Rogers* (SEAL)
Name: Ray Rogers
Its: Superintendent

Denise J. Moore
Witness #2 Signs Here
Print Name: Denise J. Moore

STATE OF SOUTH CAROLINA)
COUNTY OF DILLON)

ACKNOWLEDGEMENT

I, the undersigned notary public for the State of South Carolina, do hereby certify that **Ray Rogers, Superintendent of Dillon School District Four**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. The person providing the acknowledgement is either known to me or has provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument.

Witness my hand and official seal this 20th day of February, 2026.



Denise J. Moore
Notary Public for the State of South Carolina
Print notary name: Denise J. Moore
My Commission Expires: 10/01/2034

EXHIBIT A

Legal Description of the Property

All that lot, piece or parcel of land located in the City of Dillon, Dillon County, South Carolina containing 5.01 acres, more or less, as is more particularly shown and designated as "Lot 'A' Portion TMS 059-13-03-001" on that certain plat of survey entitled "Plat of the Division of 7.26 Acres Located in the City of Dillon into Lots 'A' & 'B'" prepared for Connelly Development by Reid D. Huggins, PLS, S.C. Reg. # 26599, dated December 1, 2025, and recorded in the Office of the Register of Deeds for Dillon County, South Carolina on January 5, 2026 in Plat Book 52 at Page 345, and being more particularly described as follows:

COMMENCING at a point located at the southeast corner of the intersection of South 9th Avenue (S17°107') and East Street (S17°759'), being located S31°10'40"W, 69.97 feet (tie line) from a 3/4" pipe, and being a 3/4" pipe at the northernmost corner of the parcel, thence running along the road right of way of East Street (S17°759') S58°47'29"E 388.63 feet to a 5/8 inch rebar; thence turning and running S31°12'31"W 444.81 feet to a 5/8 inch rebar; thence turning and running S9°41'56"E 16.12 feet to a 1/2" rebar; thence turning and running S81°32'51"W 312.03 feet to a point; thence turning and running N8°22'20"W 250.39 feet to a 3/4 inch pipe; thence turning and running along the road right of way of South 9th Avenue (S17°107') N31°16'39"E 463.17 feet to a 3/4" pipe being the POINT OF BEGINNING.

TMS No.: Portion of 059-13-03-001

Derivation: Being a portion of the property conveyed to P. B. Brown, Mendel E. Smith, John B. McQueen, Kathleen N. Cottingham, and W. Glenn Turbeville, as trustees of Dillon School District #2, Dillon County, South Carolina, by deed of F. B. David Jr. dated October 24, 1961, and recorded October 24, 1961 in Book 85 at Page 79 in the Office of the Register of Deeds for Dillon County, South Carolina; and also being a portion of the property conveyed to J. B. Gibson, J. M. Sprunt, and W. V. Jones as Trustees of School District No. 2, Dillon County, South Carolina, by deed of Merchants & Farmers Bank dated September 22, 1924, and recorded November 19, 1924 in Book 20 at Page 130 in the Office of the Register of Deeds for Dillon County, South Carolina.

STATE OF SOUTH CAROLINA)
COUNTY OF DILLON)

AFFIDAVIT

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 5.01 acres located at 901 S. 9th Avenue, City of Dillon, Dillon County, South Carolina, being a portion of tax map number 059-13-03-001, and was transferred by Deed of Dillon School District Four to Parkside Commons, LP, dated February 20, 2026.

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 _____.
(If exempt, please skip items 4-7, and go to item 8 of this affidavit).

(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 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 \$74,750.00
- (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 ☒ 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: \$74,750.00
- (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: \$74,750.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$277.50

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.

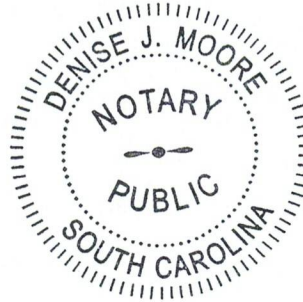
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Dillon School District Four
a body politic and corporate and political subdivision of
the state of South Carolina

By: Ray Rogers (SEAL)
Name: Ray Rogers
Its: Superintendent

SUBSCRIBED AND SWORN to before me this
20 day of February, 2026.

Denise J. Moore (L.S.)
Notary Public for the State of South Carolina
Printed Name: Denise J. Moore
My Commission Expires: 10/01/2034



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provision of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school district;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space as a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty is a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.