

ALL PREPARED BY:
TROTTER JONES, LLP (MLD)
3615 WALTON WAY EXT
AUGUSTA, GA 30909
(706) 737-3138
FILE No. : 36799
TMS # R15000-05-04

Recording Time, Book & Page

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

STATE OF SOUTH CAROLINA)
) **LIMITED WARRANTY DEED**
 COUNTY OF RICHLAND)

GRANTOR: BARRY L. STOREY and NAN S. EASTERLIN (aka Nan L. Easterlin)

GRANTEE: PEDCOR INVESTMENTS-2023-CXCIII, L.P.,
an Indiana limited partnership

GRANTEE'S ADDRESS: 770 3rd Avenue, S.W., Carmel, Indiana 46032

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, **BARRY L. STOREY and NAN S. EASTERLIN (aka Nan L. Easterlin)**, herein collectively referred to as the "GRANTOR", in the State aforesaid, for and in consideration of the sum of One Million One Hundred Two Thousand and No/100s (\$1,102,000.00) Dollars, and other valuable consideration, to IT paid by **PEDCOR INVESTMENTS-2023-CXCIII, L.P.**, hereinafter referred to as "GRANTEE", the receipt and sufficiency whereof is hereby acknowledged, **SUBJECT TO**: all other matters set forth below; have granted, bargained, sold and released, and by these presents do grant, bargain, sell, and release unto the said GRANTEE: **PEDCOR INVESTMENTS-2023-CXCIII, L.P.**, and its Successors and Assigns, forever in fee simple, all of its interest in the following real estate (the "Premises") described as follows, to -wit:

SEE EXHIBIT "A"
FOR LEGAL DESCRIPTION ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

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.

AND THE GRANTOR does hereby bind Grantor and Grantor's Successors, and Assigns and other lawful representatives, to warrant and forever defend all and singular the said premises unto the said Grantee **PEDCOR INVESTMENTS-2023-CXCIII, L.P.**, and Grantee's Successors and Assigns against Grantor and Grantor's Successors and Assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof by through or under Grantor, but not otherwise and not against those permitted encumbrances set forth in **EXHIBIT "B"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, all and singular the said Premises described herein unto the said Grantee and its, Successors, and Assigns forever, in fee simple.

IN WITNESS WHEREOF, the execution hereof, by Grantor my Hand(s) and Seal(s) this 5th
day June, 2024.

SIGNED, SEALED AND DELIVERED THE
PRESENCE OF:

Bryant Hill

(Signature of First Witness)

BARRY L. STORRY

BARRY L. STORRY

[Signature]

(Signature of Second Witness/Notary Public)

STATE OF GA)

SC PROBATE

COUNTY OF RICHMOND)

Personally appeared before me, the undersigned Notary Public, the below-signed witness, and made oath that (s)he is not a party or beneficiary of the transaction and that (s)he saw the within named Grantor, sign, seal and as his/her act and deed deliver the within written Deed; and that (s)he together with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me, this 3rd day of June, 2024.

[Signature]

Notary Public

JAMES B. TROTTER

Printed Name of Notary Public

County of RICHMOND

State of GA

My Commission Expires: 7.12.2025

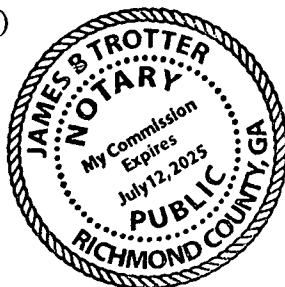
Bryant Hill

Signature of First Witness

BRIDGET HILL

Printed Name of First Witness

(AFFIX NOTARY SEAL)



SIGNED, SEALED AND DELIVERED THE
PRESENCE OF:

[Signature]
(Signature of First Witness)

[Signature]
NAN S. EASTERLIN

[Signature]
(Signature of Second Witness/Notary Public)

STATE OF Georgia)
COUNTY OF Cobb)

SC PROBATE

Personally appeared before me, the undersigned Notary Public, the below-signed witness, and made oath that (s)he is not a party or beneficiary of the transaction and that (s)he saw the within named Grantor, sign, seal and as his/her act and deed deliver the within written Deed; and that (s)he together with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me, this 3 day of June, 2024.

[Signature]
Notary Public

[Signature]
Signature of First Witness

Evan Touart
Printed Name of Notary Public
County of Cobb
State of Georgia
My Commission Expires: 8/16/2027

Deborah Costa
Printed Name of First Witness

(AFFIX NOTARY SEAL)

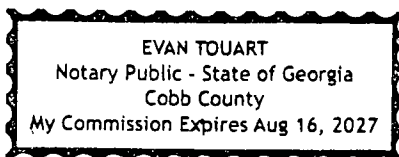


EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Richland, State of SC, and is described as follows:

RICHLAND COUNTY, SOUTH CAROLINA

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING ON U.S. HIGHWAY 21 NEAR THE TOWN OF BLYTHEWOOD, IN THE COUNTY OF RICHLAND AND STATE OF SOUTH CAROLINA, BEING MORE PARTICULARLY SHOWN AS 22.80 ACRES ON A PLAT PREPARED FOR BERT STOREY ASSOCIATES BY ASSOCIATED E & S, INC., DATED FEBRUARY 8, 2005 AND RECORDED IN PLAT BOOK 1062 AT PAGE 967 HAVING THE FOLLOWING BOUNDARIES AND MEASUREMENTS TO WIT: BEGINNING AT THE NORTHEASTERN CORNER OF THE PARCEL WHERE IT IS BOUNDED BY LANDS NOW OR FORMERLY OF SHELLEY TO THE NORTHWEST AND LANDS NOW OR FORMERLY OF CAROLINA PINES PROPERTIES TO THE EAST AT A POINT MARKED BY A 1/2" REBAR PIN AND THENCE PROCEEDING ON A BEARING OF SOUTH 03°58'13" WEST FOR A DISTANCE OF 371.64 FEET; THENCE SOUTH 03°58'32" WEST FOR A DISTANCE OF 90.60 FEET; THENCE SOUTH 04°06'22" WEST FOR A DISTANCE OF 683.12 FEET; THENCE SOUTH 77°57'36" WEST FOR A DISTANCE OF 523.02 FEET; THENCE NORTH 59°18'24" WEST FOR A DISTANCE OF 505.88 FEET; THENCE NORTH 59°18'24" WEST FOR A DISTANCE OF 13.34 FEET; THENCE NORTH 11°28'53" EAST FOR A DISTANCE OF 844.54 FEET; THENCE NORTH 79°39'27" WEST FOR A DISTANCE OF 12.75 FEET; THENCE NORTH 79°39'27" EAST FOR A DISTANCE OF 872.46 FEET BACK TO THE STARTING POINT; SUCH PARCEL BEING BOUNDED AS FOLLOWS: ON THE EAST BY LANDS NOW OR FORMERLY OF CAROLINA PINES PROPERTIES AND LANDS NOW OR FORMERLY OF BRODON INDUSTRIES, INC.; ON THE SOUTH BY LANDS NOW OR FORMERLY OF LAIRY SHARPE; ON THE WEST BY U.S. HIGHWAY NO. 21; AND ON THE NORTH BY LANDS NOW OR FORMERLY OF SHELLEY. ALL MEASUREMENTS BEING A LITTLE MORE OR LESS.

TMS #: R15000-05-04

THIS BEING THE SAME PROPERTY CONVEYED TO BARRY L. STOREY AND NAN L. EASTERLIN, BY DEED FROM FOOD LION PLAZA PARTNERS, A GEORGIA GENERAL PARTNERSHIP, DATED AUGUST 1, 2006, AND RECORDED ON AUGUST 14, 2006, IN THE RICHLAND COUNTY ROD'S OFFICE IN BOOK 1229, PAGE 1719.

EXHIBIT "B"
PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Easements, Setback Lines and any other facts shown on that Plat in Book C, Page(s) 197; Book 52, Page 5304 and Book 1062, Page 967, all of the Richland County Registry, reference being made to the records thereof for the full particulars.
3. Title to that portion of the property within the bounds of any roads or highways, and any rights of others entitled thereto.

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

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)

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 10424 Wilson Boulevard, Blythewood, SC (TMS# R15000-05-04) and was transferred by BARRY L. STOREY and NAN L. EASTERLIN to PEDCOR INVESTMENTS-2023-CXCIII, L.P., an Indiana limited partnership on the _____ day of June, 2024.
3. Check one of the Following: The Deed is
 - (a) X 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 (See Information section of this affidavit);

(If exempt, please skip items 4-7, and go on 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 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,102,000.00.
 - (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 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. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: N/A.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	<u>\$1,102,000.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	<u>\$0.00</u>
(c) Subtract line 6(b) from line 6(a) and place result here:	<u>\$1,102,000.00</u>

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$4,077.40.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the 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 3rd day of June, 2024 and notarized by me on such date.

Notary Public

(NOTARIAL SEAL)



BARRY L. STOREY