

Return after recording to:

Prepared By:

Blanco Tackabery & Matamoros, P.A.
404 N. Marshall Street
Winston-Salem, NC 27101

NO TITLE EXAMINATION WAS PERFORMED BY PREPARER

(Please do not write above this line – Reserved for Register of Deeds Office)

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

KNOW ALL MEN BY THESE PRESENTS, that **Planters Retreat, LLC, a South Carolina limited liability company** ("Grantor"), in the State aforesaid, for and in consideration of the sum of Thirty-One Million Three Hundred Thousand and no/100 Dollars (\$31,300,000.00), unto it in hand paid at and before the sealing of these presents by **Planters Retreat Owner LLC, a South Carolina limited liability company**, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released and by these presents does, subject to the Exceptions hereinafter defined, grant, bargain, sell, and release unto the said **Planters Retreat Owner LLC, a South Carolina limited liability company** ("Grantee"), all of its right, title, and interest in and to the following described property, to wit (the "Premises" or the "Property"):

ALL that certain piece, parcel, or lot of land, together with the buildings and improvements thereon, situate, lying, and being in the County of Dorchester, State of South Carolina, and known and designated as "LOT 1", containing approximately 13.43 acres as shown on a plat entitled "SUBDIVISION SURVEY TMS #162-01-14-005 TO BE CONVEYED TO PLANTERS RETREAT, LLC TOWN OF SUMMERVILLE DORCHESTER COUNTY, SOUTH CAROLINA", prepared by Ashley Engineering & Surveying, Inc., dated November 29, 2004, and recorded in the RMC Office for Dorchester County, South Carolina, on December 3, 2004, in Plat Book K, at Page 126. SAID lot having such size, shape, buttings, boundings, and dimensions as will by reference to said plat more fully appear, and said plat is incorporated herein by reference. Said property is more particularly described as follows:

BEGINNING AT A NAIL FOUND AT THE INTERSECTION OF THE CENTER LINE OF LADSON ROAD WITH THE CENTERLINE OF WASHINGTON DRIVE (A 50-FOOT PUBLIC RIGHT OF WAY), THE POINT OF COMMENCEMENT, THENCE S82°36'01"W 64.59 FEET TO A 5/8" REBAR FOUND IN THE NORTHWESTERLY MARGIN OF THE RIGHT OF WAY OF LADSON ROAD (A 102.5-FOOT PUBLIC RIGHT OF WAY), THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 2) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°04'37"W 22.61 FEET, AND ARC LENGTH OF 25.10 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 2) N58°01'38"W 8.96 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 2) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 110.57 FEET AND A CHORD BEARING AND DISTANCE OF N68°43'28"W 40.40 FEET, AND ARC LENGTH OF 40.63 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 2) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 107.56 FEET AND A CHORD BEARING AND DISTANCE OF S68°47'18"E 40.17 FEET, AND ARC LENGTH OF 40.41 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 2) N58°01'38"W 107.73 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 2) S31°52'24"W 165.87 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SUMMERVILLE STORAGE ASSOCIATES N58°07'36"W 402.89 FEET TO A CALCULATED POINT, REFERENCED BY A 5/8" REBAR FOUND ON A 30.00' OFFSET; THENCE ALONG PROPERTY OF LOW COUNTRY BOYS, LLC, W.R. ANDERSON, OAKBROOK MEDICAL PROPERTIES, JASMAR & ASSOC., LLC, AND MEDICAL PLAZA ASSOC., LLC N31°42'38"E 1289.41 FEET TO A CALCULATED POINT, REFERENCED BY A 1" PINCHED OFF PIPE FOUND ON A 29.61' OFFSET; THENCE ALONG PROPERTY OF MARK J. MCCALL S61°53'47"E 222.43 FEET TO A 1" PINCHED OFF PIPE FOUND; THENCE ALONG PROPERTY OF MARK J. MCCALL S69°23'09"E 153.44 FEET TO A 1" PINCHED OFF PIPE FOUND; THENCE ALONG PROPERTY OF WHITFIELD COMPANY S66°32'24"E 182.45 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 4) S50°54'59"W 161.16 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 4) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1713.73 FEET AND A CHORD BEARING AND DISTANCE OF S46°22'48"W 271.09 FEET, AND ARC LENGTH OF 271.37 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 4) S49°31'34"E 196.43 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 4) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT A RADIUS OF 16.00 FEET AND A CHORD BEARING AND DISTANCE OF N86°32'57"E 22.20 FEET, AND ARC LENGTH OF 24.53 FEET TO A 5/8" REBAR FOUND; THENCE ALONG THE NORTHWESTERLY MARGIN OF THE RIGHT OF WAY OF LADSON ROAD WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1465.05 FEET AND A CHORD BEARING AND DISTANCE OF S41°04'36"W 81.14 FEET, AND ARC LENGTH OF 81.15 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT A RADIUS OF 16.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°59'55"W 22.44 FEET, AND ARC LENGTH OF 24.87 FEET TO A 5/8" REBAR

FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) S40°28'26"W 12.00 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) N49°31'34"W 15.00 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) N40°28'26"E 12.00 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) N49°31'34"W 181.03 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT A RADIUS OF 1713.73 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'21"W 247.99 FEET, AND ARC LENGTH OF 248.20 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) S31°52'24" W 433.32 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) S58°01'38"E 107.75 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT A RADIUS OF 107.93 FEET AND A CHORD BEARING AND DISTANCE OF S68°47'18"E 40.17 FEET, AND ARC LENGTH OF 40.40 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT A RADIUS OF 107.56 FEET AND A CHORD BEARING AND DISTANCE OF N68°43'28"W 40.40 FEET, AND ARC LENGTH OF 40.65 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) S58°01'38"E 8.88 FEET TO A 5/8" REBAR FOUND; THENCE ALONG PROPERTY OF SOUTHERN WELLS, INC. (LOT 3) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT A RADIUS OF 16.00 FEET AND A CHORD BEARING AND DISTANCE OF N76°55'23"E 22.65 FEET, AND ARC LENGTH OF 25.16 FEET TO A 5/8" REBAR FOUND; THENCE ALONG THE NORTHWESTERLY MARGIN OF THE RIGHT OF WAY OF LADSON ROAD S31°52'24"W 82.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SUBJECT TO those matters described on EXHIBIT A attached hereto and incorporated herein by this reference, herein referred to as "Permitted Exceptions".

THIS BEING the same property conveyed to the Grantor herein from Southernwells, Inc., a South Carolina corporation, by deed dated December 21, 2004, and recorded December 21, 2004, in Deed Book 4475, at Page 51, in the RMC Office for Dorchester County, South Carolina.

TMS #: 162-01-14-005

Property Address: 4370 Ladson Road, Ladson, South Carolina

Grantee Address: Planters Retreat Owner LLC
c/o Lincoln Capital Acquisition, LLC
401 Wilshire Blvd., Suite 1070
Santa Monica, CA 90401

TOGETHER with, subject to the above Permitted Exceptions, 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, subject to the above Permitted Exceptions, all and singular, the Premises unto the said Grantee, its successors and assigns, forever.

AND subject to the above Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said Premises, subject to the above Permitted Exceptions, unto the said Grantee, its successors and assigns, against itself and its successors and assigns, whomsoever lawfully claiming or to claim the same or any part thereof, but no others.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 16th day of August, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

PLANTERS RETREAT, LLC, a South Carolina
limited liability company

By: Bradley Planters, LLC, a South Carolina
limited liability company
Its: Managing Member

[Signature]
1st Witness

N D KREMP
1st Witness Print Name

By: [Signature]
Bradley Queener, Managing Member

[Signature]
2nd Witness

Andrew Seidin
2nd Witness Print Name

STATE OF South Carolina)
COUNTY OF Horry)

ACKNOWLEDGEMENT

The execution of the foregoing instrument was acknowledged before me by Bradley Queener, as Managing Member of Bradley Planters, LLC, a South Carolina limited liability company, as managing member of Planters Retreat, LLC, a South Carolina limited liability company, this 16 day of August, 2022.

(SEAL)

S. Kremp
Notary Public for State of South Carolina
Print Name: S. KREMP
My commission expires 3.25.2031

SUZANNE E. KREMP
Notary Public, State of South Carolina
My Commission Expires 3/25/2031



EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Easement to South Carolina Electric & Gas Company dated September 4, 1957, recorded in the Office of the Register of Deeds for Dorchester County in Book 115, Page 449.
3. Power Line easement to South Carolina Electric & Gas Company recorded in the Office of the Register of Deeds for Dorchester County in Book 416, Page 287.
4. Easement to South Carolina Electric & Gas Company recorded in in the Office of the Register of Deeds for Dorchester County Book 623, Page 208.
5. Easements to Southern Bell recorded in the Office of the Register of Deeds for Dorchester County in Book 612, Page 326, and in Book 639, Page 47.
6. Easements to Commissioner of Public Works for the Town of Summerville, recorded in the Office of the Register of Deeds for Dorchester County in Book 2494, Page 238.
7. Water Easement to Commissioner of Public Works for the Town of Summerville, recorded in the Office of the Register of Deeds for Dorchester County in Book 804, Page 46.
8. Sewer Easement to Commissioner of Public Works for the Town of Summerville, recorded in the Office of the Register of Deeds for Dorchester County in Book 2679, Page 143.
9. Title to Sewer System by Westvaco Development Corporation in favor of the Commissioners of Public Works of the Town of Summerville, dated March 24, 2000, and recorded in the Office of the Register of Deeds for Dorchester County in Book 2409, Page 349.
10. Title to Sewer System by Westvaco Development Corporation in favor of the Commissioners of Public Works of the Town of Summerville, dated July 25, 2000, and recorded in the Office of the Register of Deeds for Dorchester County in Book 2453, Page 285.
11. Agreement as to Restrictive Covenants recorded December 21, 2004 in the Office of the Register of Deeds for Dorchester County in Book 4475, Page 59; as affected that that certain Amendment to Agreement as to Restrictive Covenants dated December 8, 2006 and recorded March 7, 2007 in the Office of the Register of Deeds for Dorchester County in Book 5897, Page 293, as affected by that certain Assignment and Assumption of Restrictive Covenants by and between Planters Retreat, LLC, Planters Retreat Exchange LLC, and Planters Retreat Owner LLC, dated as of the date hereof, to be recorded in the Office of the Register of Deeds for Dorchester County.
12. Easement and Maintenance Agreement dated December 21, 2004 and recorded December 21, 2004 in the Office of the Register of Deeds for Dorchester County in Book 4475, Page 123.

13. Easement to Time Warner Entertainment – Advance/Newhouse Partnership dated May 3, 2005 and recorded August 31, 2005 in the Office of the Register of Deeds for Dorchester County in Book 4897, Page 299.
14. Easement to Town of Summerville dated November 10, 2005 and recorded February 9, 2006 in the Office of the Register of Deeds for Dorchester County in Book 5191, Page 298.
15. Bill of Sale – Water System to Town of Summerville dated November 10, 2005 and recorded February 9, 2006 in the Office of the Register of Deeds for Dorchester County in Book 5191, Page 317.
16. Easement to South Carolina Electric & Gas Company dated December 5, 2005 and recorded February 24, 2006 in the Office of the Register of Deeds for Dorchester County in Book 5212, Page 177.
17. Matters shown on that certain Plat recorded in the Office of the Register of Deeds for Dorchester County in Plat Cabinet K, Page 126.
18. Matters shown on that certain Plat recorded in the Office of the Register of Deeds for Dorchester County in Plat Cabinet K, Page 184.
19. Matters shown on that certain Plat recorded in the Office of the Register of Deeds for Dorchester County in Plat Cabinet M, Page 56.
20. Rights of tenants only under unrecorded residential leases with no options to purchase or rights of first refusal.
21. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Dana R. Augustine for American National on June 7, 2022, last revised August 8, 2022, designated #20221483-1:
 - a. Bldg. C projects into waterline easement 0.8' at the greatest point;
 - b. Bldg. E projects into waterline easement 1.9' at the greatest point; and
 - c. Bldg. H projects into waterline easement 2.3' at the greatest point.

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

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 being transferred is located at 4370 Ladson Road, Ladson, South Carolina, bearing Dorchester County Tax Map Number 162-01-14-005, and was transferred by Planters Retreat, LLC, a South Carolina limited liability company, to Planters Retreat Owner LLC, a South Carolina limited liability company, on August __, 2022.
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 (See Information section of 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 _____ 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 \$31,300,000.00.
 - (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 ☒ 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: _____.

6. The deed recording fee is computed as follows:

(a)	Place the amount listed in item 4 above here:	\$31,300,000.00
(b)	Place the amount listed in item 5 above here:	0.00
	(If no amount is listed, place zero here.)	
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	\$31,300,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$115,810.00.**

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 wilfully 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.

PLANTERS RETREAT, LLC, a South Carolina limited liability company
By: Bradley Planters, LLC, a South Carolina limited liability company
Its: Managing Member

By: Bradley Queener, Managing Member

SWORN to before me this 16 day of August, 2022.

Suzanne E. Kremp (Seal)
Notary Public for State of South Carolina

My commission expires: 3.25.2031

