

Instrument Book Volume Page
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DEED
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CHESTER COUNTY, SC
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DEED \$15.00 Exempt-N
Bk DB Vol 1511 Page 273 - 278

Consideration Amt: \$324999.00 STATE TAX: \$845.00 LOCAL TAX: \$357.50

Prepared by and Return To:

Joshua B. Vann, Esq.
MORTON & GETTYS, LLC
113 East Main Street, Suite 201
Post Office Box 707
Rock Hill, South Carolina 29731

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 17 day of June, 2025, by and between **PAULETTE BIRKNER**, resident of Illinois, and **FRED WILKINS**, resident of Illinois, as party of the first part, hereinafter referred to collectively as "Grantor," and **EUREKA MILL JMC PARTNERS, LLC**, a South Carolina limited liability company, with a mailing address of 201 E. Broad Street, Greenville, SC 29601 as party of the second part, hereinafter referred to as "Grantee, with the words "Grantor" and "Grantee" to include the heirs, successors and assigns of each of the parties hereto.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does, subject to the limitations and exceptions set forth below, grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, the Property (being defined as the real property described upon Exhibit A, attached hereto and incorporated by this reference), together and all improvements affixed thereto and lying thereupon and all rights and appurtenances thereto or benefitting the same (with the same being considered as a part of the Property), subject, however, to the following exceptions and the terms and provisions of this General Warranty Deed.

The Property is conveyed to Grantee subject to the following, none of which are intended to be imposed or re-imposed hereby (hereafter the "Permitted Exceptions"):

1. Notice that property has been used for disposal of bricks and concrete, dated August 15, 2011, recorded September 8, 2011, in Book 1041 at Page 249, in the Office of the Register of Deeds for Chester County, South Carolina.
2. Possible Title to Real Estate to Southern Railway Company conveying a 20' right of way recorded in Book 269 at Page 114, aforesaid records.
3. Conveyance from The Springs Cotton Mills to Duke Power Company, dated October 7, 1953, recorded March 12, 1954 in Book 375 at Page 199, aforesaid records.

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4. Substation Site Lease to Duke Power Company, recorded in Book 375 at Page 137, aforesaid records.
5. Transfer of utilities, rights of ways and easements contained in deed to Chester Sewer District recorded in Book 431 at Page 223, aforesaid records.
6. Lease from The Springs Cotton Mills to Duke Power Company recorded in Book 417 at Page 436, aforesaid records.
7. Transfer of Water Distribution Lines along with easements and rights of ways to Chester Metropolitan District, recorded in Book 431 at Page 225, aforesaid records.
8. Right of Way and Easement to Chester Sewer District, recorded in Book 491 at Page 259, aforesaid records.
9. Right of Way and Easement to Chester Sewer District, recorded in Book 490 at Page 454; as revised in Book 491 at Page 769, aforesaid records.
10. Right of Way to Chester Sewer District recorded in Book 490 at Page 444, aforesaid records.
11. Right of Way to Duke Power Company, recorded in Book 452 at Page 310, aforesaid records.
12. Right of Way to Chester County Natural Gas Authority, recorded in Book 448 at Page 77, aforesaid records.
13. Bill of Sale to Duke Power Company, recorded in Book 451 at Page 83, aforesaid records.
14. All matters as referenced upon plat recorded in Plat Cabinet D, Slide 49, Page 1B and Plat Cabinet D, Slide 154, Page 8, aforesaid records.

[SIGNATURE PAGE TO FOLLOW]

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with any and all of the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee forever, on the terms and conditions contained herein.

AND GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee against the claims of all persons whomsoever claiming by, through or under Grantor, and against all others, subject to the limitations and exceptions contained herein.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Jordan Kinnigh (W-1)
Kanesha Jenkins (W-2)

Paulette H. Birkner
Paulette Birkner

ACKNOWLEDGEMENT

PERSONALLY APPEARED before me Paulette Birkner who, after being duly sworn, acknowledged his/her execution of the within General Warranty Deed in such capacity and for the uses and purposes mentioned therein.

SWORN to before me this 14th day
of June, 2025.

I hereby certify that the within Deed
Has been recorded this date 06/20/2025
AUDITOR, CHESTER COUNTY

Amy L Hofstetter
Notary Public for St Clair County IL
My Commission Expires: 03/28/2027
[SEAL HERE]

Donald G. Wade



[SIGNATURE PAGE TO FOLLOW]

CHESTER COUNTY ASSESSOR
Date 06/20/2025
Tax Map Number 79-1-8-4

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Ardam Kump (W-1)
Kanesha Jenkins (W-2)

Fred Wilkins
Fred Wilkins

ACKNOWLEDGEMENT

PERSONALLY APPEARED before me ~~Paulette Birkner~~ ^{Fred Wilkins} who, after being duly sworn, acknowledged his/her execution of the within General Warranty Deed in such capacity and for the uses and purposes mentioned therein.

SWORN to before me this 14 day
of June, 2025.

Amy L Hofstetter
Notary Public for St. Clair County, IL
My Commission Expires: 03/28/2027
[SEAL HERE]



EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

All that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State of South Carolina, County of Chester, shown as Lot 1, containing 8.273 acres, upon plat entitled "Plat of Property of Eureka Mill Partners LLC", and recorded in Plat Cabinet E, Slide 154, at Page 8, Register of Deeds for Chester County, South Carolina.

Derivation: This being a portion of the property conveyed to Paulette Birkner by deed of Larry Ramsey, dated June 28, 2013, recorded June 28, 2013, in Book 1082 at Page 14, recorded in the Office of the Register of Deeds for Chester County, South Carolina, and by an unrecorded Quit-Claim Deed from Paulette Birkner to Fred Wilkins.

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

AFFIDAVIT

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is known as Lot #1, TMS#079-01-01-001-000 from Paulette Birkner and Fred Wilkins to Eureka Mill JMC Partners, LLC, a South Carolina limited liability company, on June 17, 2025. nikla TMS# 079-01-02-004
3. The transaction was (check one):
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in 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) _____ The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.* because the deed is: _____.
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 \$324,999.00.
 - (b) _____ The fee is computed on the fair market value of this realty which is _____.
 - (c) _____ The fee is computed based 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: not applicable.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 324,999.00
 - (b) Place the amount listed in item 5 above here: \$ _____
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$ 324,999.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$1,202.50..

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor. I further 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.

GRANTOR:

Paulette H. Birkner
Paulette Birkner

SWORN to before me this 17th day of June, 2025.

Amy L. Hofstetter
Notary Public for St. Clair County
My commission expires: 03/28/2027

