

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*

\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\*

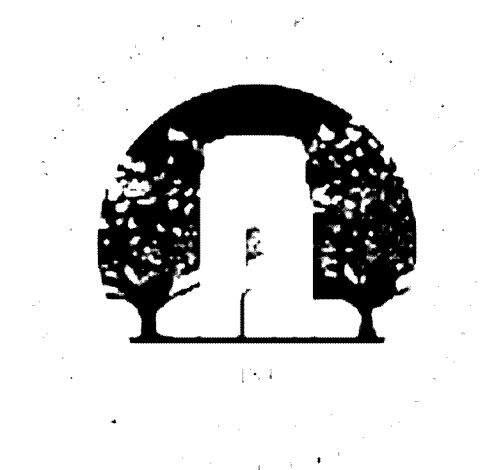
Instrument #:	2024016602	
Receipt Number:	191562	Return To:
Recorded As:	EREC-DEED	
Recorded On:	August 14, 2024	
Recorded At:	04:46:20 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 15445: 234 - 240	Direct- 8465 PATRIOT BOULEVARD LP
Total Pages:	7	Indirect- APPIAN WAY FEE OWNER LLC

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee:	\$15.00
Consideration:	\$23,000,000.00
County Tax:	\$25,300.00
State Tax:	\$59,800.00
Tax Charge:	\$85,100.00

Margaret Bailey

Margaret Bailey - Register of Deeds



**Prepared by and return to:**

**Brockmann Law  
17250 Lancaster Highway, Suite 608  
Charlotte, North Carolina 28277**

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 6th day of August, 2024, by and between 8465 PATRIOT BOULEVARD, L.P., a South Carolina limited partnership, as party of the first part, hereinafter referred to as "Grantor," and APPIAN WAY FEE OWNER LLC, a South Carolina limited liability company, having a principal mailing address of 401 Wilshire Boulevard, 11<sup>th</sup> Floor, Santa Monica, CA 90401, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

KNOW ALL MEN BY THESE PRESENTS THAT, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 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 grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the real property described upon Exhibit A (attached hereto and incorporated by this reference), together with any and all improvements affixed thereto and lying thereupon, and together with further any and all appurtenances thereto (with the foregoing being, collectively, the "Property")), subject, however, to the terms and provisions of this Special Warranty Deed.

The Property is hereby conveyed to the Grantee subject to ad valorem taxes for the 2024 tax year, which constitute a lien but are not yet due and payable, matters of zoning, and easements, restrictions, conditions, and other matters which are of record in the Dorchester County, South Carolina, real estate records, other than and excepting mortgages and other monetary liens.

AND IT IS THE INTENT OF THE GRANTOR THAT NONE OF THE ABOVE MATTERS AND EXCEPTIONS SHALL BE DEEMED AS BEING IMPOSED OR RE-IMPOSED UPON THE PROPERTY BY VIRTUE OF THE MAKING HEREOF.

TO HAVE AND TO HOLD the Property, together with any and all improvements, buildings, and fixtures located thereon and all rights, hereditaments, and appurtenances thereunto belonging or appertaining, subject, however, to the above easements, restriction, exceptions, and other matters, unto the Grantee, and its successors and assigns, forever, IN FEE SIMPLE.

AND GRANTOR SHALL WARRANT and defend the right and title to the Property unto the Grantee, and its successors and assigns, forever, against the claims of all persons whomsoever claiming by, through or under Grantor, subject to the limitations and exceptions contained herein, but against no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

GRANTOR:

8465 PATRIOT BOULEVARD, L.P.,  
a South Carolina limited partnership

Signed, sealed and delivered  
in the presence of:

Amanda L. Heaton  
(Witness 1)

[Signature]  
(Witness 2)

By its Authorized General Partner:

ROMAN WAY, LLC,  
a South Carolina limited liability company

By: [Signature]  
James J. Kerr, Jr., Manager

STATE OF South Carolina,  
COUNTY OF Charleston

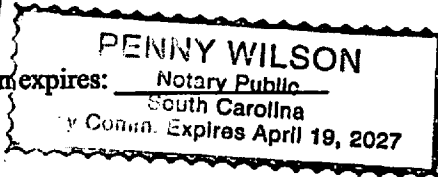
# ACKNOWLEDGMENT

I, Penny Wilson, a Notary Public of the County and State aforesaid, certify that JAMES J. KERR, JR., either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he is the Manager of ROMAN WAY, LLC, a South Carolina limited liability company, the Authorized General Partner of 8465 PATRIOT BOULEVARD, L.P., a South Carolina limited partnership, and that by authority duly given, has voluntarily executed the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or seal, this 5 day of August, 2024.

Penny Wilson  
Notary Public

My commission expires: Notary Public  
South Carolina  
My Comm. Expires April 19, 2027



**EXHIBIT A****LEGAL DESCRIPTION OF PROPERTY**

All that certain lot, piece or parcel of land situate, lying and being in the County of Dorchester, State of South Carolina shown and designated as Tract C, 12.6598 Acres as shown on that certain plat by Thomas V. Bessent dated November 5, 2003 entitled "RE-SUBDIVISION PLAT OF TMS 172-00-062 INTO TRACT A (41.851 AC), TRACT C (12.659 AC.) LOT C-1 (0.689 AC.) AND LOT C-2 (1.516 AC.)" and recorded December 23, 2003 in Plat Book K, Page 86, Dorchester County RMC Office.

DERIVATION: This being the same property conveyed to 8465 Patriot Boulevard, L.P. by deed of Appian Way Apartments, L.P. dated June 15, 2009, and recorded June 16, 2009, in the Dorchester County, South Carolina Clerk of Courts Office in Book 7110, Page 263.

TMS: 172-00-00-111-000

STATE OF SOUTH CAROLINA       )  
   )  
 COUNTY OF DORCHESTER        )

# **AFFIDAVIT**

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is known as TMS 172-00-00-111-000-C, and was transferred by 8465 Patriot Boulevard, L.P., a South Carolina limited partnership to Appian Way Fee Owner LLC, a South Carolina limited liability company on August 6, 2024.
3. The transaction was (check one):
  - (a) X 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$23,000,000.00.
  - (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 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: \$23,000,000.00
  - (b) Place the amount listed in item 5 above here: \$
  - (c) Subtract line 6(b) from line 6(a) and place result here: \$23,000,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$85,100.00.
- 8) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as **Seller**.
- 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.

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## Signature Page to Affidavit

8465 PATRIOT BOULEVARD, L.P.,  
a South Carolina limited partnership

By its Authorized General Partner:

ROMAN WAY, LLC,  
a South Carolina limited liability company

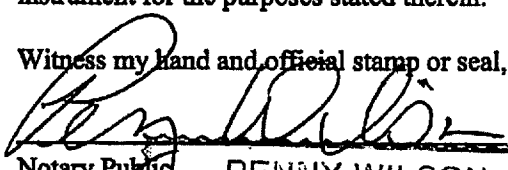
By:   
James J. Kerr, Jr., Manager

STATE OF South Carolina  
COUNTY OF Charleston ;

## ACKNOWLEDGMENT

I, Penny Wilson, a Notary Public of the County and State aforesaid, certify that JAMES J. KERR, JR., either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he is the Manager of ROMAN WAY, LLC, a South Carolina limited liability company, the Authorized General Partner of 8465 PATRIOT BOULEVARD, L.P., a South Carolina limited partnership, and that by authority duly given, has voluntarily executed the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or seal, this 5 day of August, 2024.

  
Notary Public PENNY WILSON  
Notary Public  
South Carolina  
My commission expires April 10, 2027