

**E-RECORDED**

ID: 2022024340  
County: Richland County SC  
Date: 4/27/2022 Time: 3:34pm  
Book 2739, Page 669

**Upon Recording, return to:**

Nelson Mullins Riley & Scarborough LLP  
Attn: Terry Costolo, Esq.  
390 N. Orange Ave., Suite 1400  
Orlando, FL 32801

**SOUTH CAROLINA LIMITED WARRANTY DEED**

**THIS LIMITED WARRANTY DEED** is made this 20<sup>th</sup> day of April, 2022, by **WELLS FARGO BANK, N.A., as Trustee of the Judson B. Smith Estate Liquidating Trust, a/k/a J. B. Smith Liquidating Trust**, whose address is 1441 Main Street, 15<sup>th</sup> Floor, D3018-153, Columbia, SC 29201, Attn: Cindy Edwards ("**Grantor**"), to **Paces Foundation, Inc.**, a Georgia 501(c)(3) non-profit corporation, whose address is 2730 Cumberland Boulevard, Smyrna, GA 30080 ("**Grantee**").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee Grantor's entire undivided interest as tenant in common (being a 33/56th or 58.93 % undivided interest) in that certain land lying and being in Richland County, South Carolina, and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

The Property is conveyed subject to all easements, restrictions, covenants, agreements, conditions and other matters of record affect the Property or any part thereof and all encroachments and other matters that may be revealed by a survey or inspection of the Property.

Derivation: This being a portion of the property conveyed to Wachovia Bank, N.A. as Trustee of the J. B. Smith Estate Liquidating Trust by Wachovia Bank, N.A. as successor to First National Bank of South Carolina by deed dated June 5, 2001 recoded June 8, 2001 in Book 528 at page 1825.in the Office of the Register of Deeds of Richland County.

Tax Parcel Number: 16904-01-01

Book 2739-669		
2022024340	4/27/2022 15:34:23:833 Deed	
Fee: \$15.00	County Tax: \$519.75	State Tax: \$1228.50
2022024340 John T. Hopkins II Richland County R.O.D.		

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 390 N. Orange Ave., Suite 1400  
 Orlando, FL 32801

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Tax Parcel Number: 16904-01-01

**TOGETHER** with 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**, all and singular, the said Premises before mentioned unto the said Grantee, its successors and assigns, forever.

**AND** the said Grantor does hereby bind Grantor and Grantor's successors to warrant and forever defend, all and singular, the said Premises unto the said Grantee, the Grantee's successors and assigns against Grantor and Grantor's successors, and no others.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

**SELLER:**

**WELLS FARGO BANK, N. A., as Trustee of the  
Judson B. Smith Estate Liquidating Trust, a/k/a  
J.B. Smith Liquidating Trust**

Rose A Braddock

Witness No. 1

Rose A Braddock

Print Name

Benton D Williamson

Witness No. 2

Benton D Williamson

Print Name

By: Cynthia S. Edwards, MPT  
Cynthia S. Edwards, Trust Officer

STATE OF SOUTH CAROLINA     )  
                                                           )  
COUNTY OF RICHLAND)

**ACKNOWLEDGMENT**

I, ROSE A. BRADDOCK, Notary Public for the State of South Carolina, do hereby certify that the above-named, Cynthia S. Edwards, Trust Officer of Wells Fargo Bank, N. A., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Wells Fargo Bank, N. A., as Trustee of the Judson B. Smith Estate Liquidating Trust, a/k/a J.B. Smith Liquidating Trust.

Witness my hand and official seal this 22<sup>nd</sup>  
day of April, 2022.

Rose A Braddock

Notary Public for State of South Carolina

My Commission Expires: 5-2-2028



## EXHIBIT A

### Description of the Property

#### **Roof Street, North Tract**

all that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Richland, near the City of Columbia, and being shown and delineated as parcels A, A-1, A-2 & A-3 on a plat prepared for L. W. Smith, Jr. Trust and J. B. Smith Estate By B.P. Barber & Associates, Inc., dated October 30, 1989, said property having the following metes and bounds to wit:

Beginning at a point on the eastern right-of-way of Roof Street (S-40-1060) being approximately 28' south of the projected centerline intersection of Nancy Avenue, and proceeding along the right-of-way of Roof Street (S-40-1060) in a direction of N 12°08'12" W for a distance of 720.58 Feet to a point; thence turning and proceeding along Trenholm Acres Subdivision the following courses and distances: N 72°51'51" E for a distance of 746.26 Feet to an iron; thence N 72°35'51" E for a distance of 224.00 Feet to an iron; thence N 73°17'48" E for a distance of 117.43 Feet to a point and then N 73°17'48" E for a distance of 103.17 Feet to an iron; thence turning and proceeding in a direction of S 02°28'17" E for a distance of 303.67 Feet to a point; thence S 02°23'13" E for a distance of 399.33 Feet to a point; thence turning and proceeding along Parcel "B-1B" in a direction of S 87°28'08" W for a distance of 49.44 Feet to a point; thence proceeding along Parcel "B-1A" in a direction of S 87°28'08" W for a distance of 100.00 Feet to a point; thence proceeding along Parcel "B-1" the following courses and distances: S 87°28'08" W for a distance of 294.00 Feet to a point; thence S 84°09'23" W for a distance of 209.75 Feet to a point; thence S 61°00'05" W for a distance of 202.53 Feet to a point; thence S 21°20'06" W for a distance of 202.65 Feet to a point and then S 77°51'48" W for a distance of 116.47 Feet to a point, this being the point of beginning. This parcel contains 19.391 Acres but when easements denominated on the above referenced plat as A-1, A-2 and A-3 are excluded, the acreage is 15.894 acres..

And

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

Page 1 of 2

**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 on Front Street, South of Claudia Drive and North of Shakespeare Road, bearing Richland County Tax Map Number R16904-01-01 was transferred by Wells Fargo Bank, N. A., as Trustee of the Judson B. Smith Estate Liquidating Trust, a/k/a J.B. Smith Liquidating Trust to Paces Foundation, Inc. on April \_\_\_\_\_, 2022.
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 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)   x   The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of   \$472,071.70  .
  - (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: \_\_\_\_\_.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$ 472,071.70
- (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: \$ 472,071.70

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,747.59

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/ Trustee.

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.

**WELLS FARGO BANK, NATIONAL ASSOCIATION,  
as Trustee of the J.B. Smith Liquidating Trust**

By: Cynthia S. Edwards, AIT  
Cynthia S. Edwards, Trust Officer

SWORN to before me this  
22 day of April, 2022.

Rosa K. Edwards  
Notary Public for State of South Carolina  
My Commission Expires: 5-2-2028