

Grantee's Address: PO Box 170301, Brooklyn, NY 11217

Prepared by:
MP Morris Law Firm, P.A.
336 Old Chapin Rd.
Lexington, S.C. 29072

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

QUIT CLAIM DEED
(No Title Exam)

KNOW ALL MEN BY THESE PRESENTS that **Bering North, LLC, fbo US Bank Cust for Bering North/Firsttrust Bank**, hereinafter referred to as "Grantor" for and in consideration of the sum of Five and 00/100 Dollars (\$5.00) to it in hand paid at and before the sealing of these presents by **BN2021 LLC**, hereinafter referred to as "Grantee", in the state aforesaid, the receipt whereof is hereby acknowledged, have quitclaimed, granted, bargained, sold and released, and by these presents do quitclaim, grant, bargain, sell, convey and release all of its interest unto **BN2021 LLC**, its successors and assigns forever, the following described real property:

All that certain piece, parcel, house, or lot of land together with improvements thereon, situate, lying and being in the City of Greenwood, County of Greenwood, State of South Carolina, known and designated as Lot No. 63 as shown on a plat entitled "Subdivision for Abney Mills, Grendel Plant, Greenwood, South Carolina", made by J. Hearst Coleman Co., Engineers, Greenwood, SC dated July 15, 1959, which is recorded in Plat Book 9 at Page 122 in the Office of the Clerk of Court for Greenwood County. According to said plat, the within described lot is also known as 208 Parker Avenue and fronts thereon 56 feet. Reference to said plat is hereby craved for a more complete and accurate description of the premises.

TMS: 6856-112-391

Derivation: This being the same property conveyed to Barbara Jackson from the Estate of John Sammie Jackson by deed of distribution recorded in the Greenwood County Probate Court in Estate File Number 2005-ES-24-00104 dated April 08, 2005 and recorded April 12, 2005 in Book 901 at Page 64; thereafter conveyed to Bering North, LLC, fbo US Bank Cust for Bering North/Firsttrust Bank by deed of Karen K. Davis, Delinquent Tax Collector for Greenwood County dated December 08, 2022 and recorded December 12, 2022 in Book 1638 at Page 2217 in the Office of the Clerk of Court for Greenwood County.

Property Address: 208 Parker Avenue, Greenwood, SC 29649

AND ALSO:

All that certain piece, parcel, house or lot of land situate, lying, and being in the County of Greenwood, State of South Carolina, shown and designated as Lot No. 16 of Section A of the Maxwell-Nicholson Subdivision as per plat of T.C. Anderson, Surveyor made in 1957, revised in 1960, and re-platted altogether in a final plat by S.B. Rambo, C. E. dated April 21, 1961, recorded in Plat Book 12 at Page 156 in the Office of the Clerk of Court for Greenwood County. Said Lot No. 16 fronts for a distance of 80 feet on Hillside Drive and extends back on both sides a distance of 106 feet, more or less, and is 77.5 feet wide in the rear, bounded as follows: North by Hillside Drive; East by Lot No. 18; South by Lot No. 15; and West by Lot No. 14.

All those certain lots or parcels of land, known and designated as Lot Nos. 17, 18, 19, and 20 of Section A of the Maxwell-Nicholson Subdivision, in the County of Greenwood, State of South Carolina, as shown on a plat of said subdivision made by Thomas C. Anderson, Surveyor, dated March 30, 1957 and recorded in Plat Book 8 at Page 143 in the Office of the Clerk of Court for Greenwood County. Lots 17 and 19, when taken together, front for a Western Boundary a distance of 150 feet upon Airport Road and extend back therefrom for a Northern boundary a distance of 125 feet, more or less, and for a Southern boundary a distance of 123.80 feet, more or less, and are 155 feet wide in the rear. Lots 18 and 20 when taken together, front for an Eastern boundary a distance of 160 feet, more or less, on Hillside Drive, and extend back therefrom for a Northern boundary a distance of 106 feet, more or less, and for a Southern boundary a distance of 118 feet, more or less, and are 155 feet wide in the rear.

TMS: 6857-441-475

Derivation: This being a portion of the same property conveyed to Tony R. King by deed of John W. McKee aka John W. McKee, Sr. dated February 08, 2002 and recorded February 11, 2002 in Book 711 at Page 16; thereafter conveyed to Bering North, LLC, fbo US Bank Cust for Bering North/ Firstrust Bank by deed of Karen K. Davis, Delinquent Tax Collector for Greenwood County dated December 08, 2022 and recorded December 12, 2022 in Book 1638 at Page 2178 in the Office of the Clerk of Court for Greenwood County.

Property Address: 2108 Airport Road, Greenwood, SC 29649

AND ALSO:

All that certain piece, parcel or lot, situate, lying and being in the County of Greenwood, State of South Carolina, and being shown and designated as Lot No. 22, Terrapin Pointe Subdivision on plat prepared by Newby-Proctor & Associates, Inc. dated September 29, 2003, revised October 28, 2003, revised July 2, 2004 and revised July 6, 2004, and recorded in Plat Book 123 at Page 42 in the Office of the Clerk of Court for Greenwood County. Reference is made to the aforesaid plat for a more full and accurate description.

This property is subject to Declaration of Covenants, Conditions, Restrictions and Easements as imposed upon Terrapin Point Subdivision dated October 30, 2003 and recorded in Deed Book 811 at Page 220.b This property is also subject to Supplemental Restrictions as entered for record in the Office of the Clerk of Court for Greenwood County. This property is also subject to By-Laws, and any amendments thereto, as adopted by the Board of Directors.

TMS: 6941-476-050

Derivation: This being the same property conveyed to William Tirrell by deed of Michael M. Wiess and Malinda C. Wiess dated June 22, 2012 and recorded July 2, 2012 in Book 1317 at Page 108; thereafter conveyed to Bering North, LLC, fbo US Bank Cust for Bering North/ Firstrust Bank by deed of Karen K. Davis, Delinquent Tax Collector for Greenwood County dated December 08, 2022 and recorded December 12, 2022 in Book 1638 at Page 2146 in the Office of the Clerk of Court for Greenwood County.

Property Address: Terrapin Pointe Road, Hodges, SC 29653

AND ALSO:

All that certain, piece, parcel or lot of land with any improvements thereto, situate, lying and being in the County of Greenwood, State of South Carolina, being shown and designated as Lot 73, Terrapin Pointe Subdivision, containing 5.31 acres, more or less, on a Plat dated September 29, 2003 and recorded on September 29, 2003 in Plat Book 124 at Page 7 in the Office of the Clerk of Court for Greenwood County, South Carolina. Reference being made to said plat for a more complete metes and bounds description thereof.

TMS: 6940-399-961

Derivation: This being the same property conveyed to Matthew M. Matheny by deed of Palmetto Property Buyers, LLC dated September 26, 2019 and recorded October 14, 2019 in Book 1613 at Page 2599; thereafter conveyed to Bering North, LLC, fbo US Bank Cust for Bering North/ Firstrust Bank by deed of Karen K. Davis, Delinquent Tax Collector for Greenwood County, dated December 08, 2022 and recorded December 12, 2022 in Book 1638 at Page 2166 in the Office of the Clerk of Court for Greenwood County.

Property Address: Terrapin Pointe Road, Hodges, SC 29653

All properties described above are subject to any and all easements, restrictions, rights-of-way or other zoning ordinances which may appear of record in Greenwood County.

TOGETHER with all and singular, the rights, members, hereditaments appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the said Grantee, its successors and assigns forever.

WITHIN THIS INSTRUMENT, all references to the Grantor and the Grantee shall include the singular and plural, and any gender shall include all genders, including the neuter. Such words of inheritance shall be applicable as are required by the applicable gender of the Grantee and/or Grantor.

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed this 8th day of February, in the year of our Lord, Two Thousand Twenty-Three.

Bering North, LLC, fbo US Bank Cust for Bering North/Firsttrust Bank

G. Rodnikov
By: George Rodnikov
Its: Member

SIGNED, SEALED AND DELIVERED in the Presence of:

Reuben Dvoretzky
(Witness 1)

Reuben Dvoretzky
(Print)

Christian Nunez
(Witness 2/Notary)

Christian Nunez
(Print)

STATE OF New York
COUNTY OF Nassau
(1008-22069)

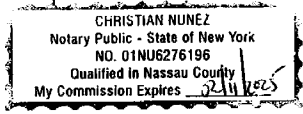
ACKNOWLEDGEMENT

The undersigned, Notary Public does hereby certify that Bering North, LLC, fbo US Bank Cust for Bering North/Firsttrust Bank by George Rodnikov its Member, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 8th day of February, 2023

Christian Nunez

(print)
Notary Public
My commission expires: 02/11/2025



STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

AFFIDAVIT OF CONSIDERATION

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 208 Parker Ave., Greenwood, SC 29649; 2018 Airport Blvd., Greenwood, SC 29649; Terrapin Pointe Rd., Hodges, SC 29653; Terrapin Pointe Rd., Hodges, SC 29653 bearing County Tax Map Number 6856-112-391; 6857-441-475; 6941-476-050; 6940-399-961 was transferred by Bering North, LLC fbo US Bank Cust for Bering North/Firsttrust Bank to BN2021 LLC on 8 day of Feb, 2023.

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) X exempt from the deed recording fee because (See Information section of affidavit): No consideration #4

(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 \$ _____.
 - (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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$ _____
 - (b) Place the amount listed in item 5 above here: \$ _____
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$15.00

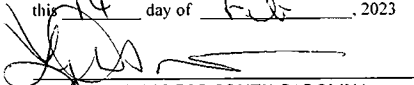
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Purchaser

8. 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.

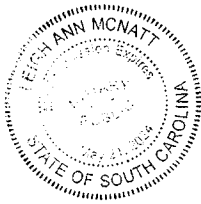
Responsible Person Connected with the Transaction


Michael P. Morris, S.C. Bar 73560

SWORN TO AND SUBSCRIBED before me on
this 14 day of Feb, 2023


NOTARY PUBLIC FOR SOUTH CAROLINA

Print Name: Leigh A. McNatt
My commission expires: 5/21/2024



DETERMINATION OF VALUE

PER 12-24-30, SC CODE OF LAWS

EXEMPTIONS FROM RECORDING FEES

PER 12-24-40, SC CODE OF LAWS

Except as provided in this paragraph, the term "value" means the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest, and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value must be used in calculating the Consideration paid in money's worth. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trusts beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remains on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

EXEMPTED FROM THE RECORDING FEES ARE DEEDS WHICH:

- 1) transfer realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than \$100;
- 2) transfer realty to the federal government or to a state, its agencies and departments, and to its political subdivisions, including school districts;
- 3) are otherwise exempted under the laws and constitution of the State of South Carolina or the United States (give cite);
- 4) transfer realty in which no gain or loss is recognized by reason of Section 1041 of the US Internal Revenue Code, as defined in section 12-6-40(A) of the SC Code of Laws;
- 5) transfer realty in order to partition the realty, as long as no consideration is paid for the transfer other than the interests in the realty(s) that are being partitioned;
- 6) transfer an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- 7) constitutes a contract for sale of timber to be cut (but not the land upon which the timber stands);
- 8) transfers realty to a corporation, partnership, or trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity, provided no consideration is paid for the transfer other than stock in the entity, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, partnership, or trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, partnership, or trust;
- 9) transfers realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A family trust is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. A "family" means the grantor and the grantor's, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A charitable entity means an entity which may receive deductible contributions under Section 170 of the US Internal Revenue Code, as defined in SC Code Section 12-6-40(A);
- 10) transfers realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- 11) transfers realty to a merger or consolidation from a constituent partnership to the continuing or new partnership;
- 12) constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective deed or quitclaim deed;
- 13) transfers realty subject to a mortgage to the mortgagee, whether by a deed in lieu of foreclosure executed by the mortgagee, or by deed pursuant to foreclosure;
- 14) transfers realty from an agent to the agent's principal, in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and,
- 15) transfers title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)), and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.