

office for Charleston County, reference to which is craved for a more complete description.

TMS No.: 404-02-00-088

Parcel C: All that certain piece, parcel or lot of land, situate, lying and being in the city of North Charleston, County of Charleston, State of South Carolina, containing 0.260 acres, more or less, and being identified as "Pump Station Tract", and being bounded on the North by Lot 37 and 38, and on the South by Future Phase Tract, as shown on that certain plat entitled "A Subdivision of Phase 1 of the Park at River's Edge, Final Plat, Lots 1-40, 50-60, 116-131 The Park at River's Edge Multi-Family Phase" by Empire Engineering, LLC, dated July 15, 2004 and recorded in Plat Book EH, Page 272-273 in the RMC office for Charleston County, reference to which is craved for a more complete description.

TMS No.: 404-02-00-088

Parcel D: All that lot parcel and piece of land situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, being identified as "Common Space" containing 0.33 acres, and being bounded on the North by Lot 153, and on the South by Phase II, as shown on that certain plat entitled "Final Plat Lot 41-49, 61-115 & 131-168 The Park at Rivers Edge Multifamily Phase 1B" dated December 8, 2005 and recorded in Plat Book EJ Page 714 in the RMC Office for Charleston County, reference to which is craved for a more complete description.

TMS No.: 404-02-00-238

Parcel E: All that lot parcel and piece of land situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, being identified as "Common Space" containing 0.13 acres, and being bounded on North by Lot 65 and South by Lot 66, as shown on that certain plat entitled "Final Plat Lot 41-49, 61-115, &131-168 The Park at Rivers Edge Multifamily Phase 1B" dated December 8, 2005 and recorded in Plat Book EJ Page 715 in the RMC Office for Charleston County, reference to which is craved for a more complete description.

TMS No.: 404-02-00-238

Parcel F: All that lot parcel and piece of land situate, lying and being in the City of North Charleston, County of Charleston, State of Carolina, being identified as "H.O.A. Common Space" containing .36 acres, and being bounded on the North by Lots 117, 118, 119, and 120, the South by Lots 131, 132, 133 and 134, the West by Lots 123, 124, 125, 126, and 127, and the East by Lots 137, 138, and 139, as shown on that certain Plat entitled Final Plat Lot 41-49, 61-115 & 131-168 The Park at Rivers Edge Multifamily Phase

1B” dated December 8, 2005 and recorded in Plat Book EJ Page 714 in the RMC Office for Charleston County and that certain plat entitled “A Subdivision of Phase 1 of the Park at River’s Edge, Final Plat, Lots 1-40, 50-60, 116-131 The Park at River’s Edge Multi-Family Phase” by Empire Engineering, LLC, dated July 15, 2004 and recorded in Plat Book EH, Page 272-273 in the RMC Office for Charleston County, reference to which is craved for a more complete description.

TMS No.: 404-02-00-238

Parcel G: All that lot parcel and piece of land situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, being identified as “H.O.A Common Space” containing 0.44 acres, and being bounded on the North by Pomfret Street Private 50’R/W and South and East by Lot 41 as shown on that certain Plat entitled “Final Plat Lot 41-49, 61-115 & 131-168 The Park at Rivers Edge Multifamily Phase 1B” dated December 8, 2005 and recorded in Plat Book EJ Page 716 in the RMC Office for Charleston County, reference to which is craved for a more complete description.

TMS No.: 404-02-00-238

Parcels H, I, J and K: All that lot parcel and piece of land situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, designated Vermont Road private 50’R/W together with Pomfret Road a private 50’ R/W, Ruskin Road private 50’ R/W and Park Gate a private road varies on that certain plat thereof entitled A Subdivision of Phase 1 of the Park at River’s Edge, Final Plat, Lots 1-40, 50-60, 116-131 The Park at River’s Edge Multi-Family Phase” by Empire Engineering, LLC, dated July 15, 2004 and recorded in Plat Book EH, Page 272-273 in the RMC office for Charleston County, reference to which is craved for a more complete description.

TMS No: 404-02-00-135 ~~404-00-00-230~~
 404-02-00-237

Parcels L and M: All that lot parcel and piece of land situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, designated Weld St private 50’R/W together with Montview St a private 50’ R/W varies on that certain plat thereof entitled Final Plat Lot 41-49, 61-115 & 131-168 The Park at Rivers Edge Multifamily Phase 1B” dated December 8, 2005 and recorded in Plat Book EJ Page 714-716 in the RMC Office for Charleston County, reference to which is craved for a more complete description.

~~Grantors~~ Address:
GRANTEE'S

Beechwood Builders Address:
525 COPELAND RD.
GREER, SC 29651

Park at the Ashley, LLC f/k/a CTM III, LLC Address:
525 COPELAND RD.
GREER, SC 29651

This being a portion of the property conveyed to the Grantors by deed of Robin S. Jackson, LLC, dated August 6, 2004 and recorded in Book A505, Page 422, Charleston County RMC.

TOGETHER with, all and singular, the rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or any 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.

IN WITNESS WHEREOF, the Grantors herein have caused these presents to be executed this 23rd day of MARCH, 2011.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Park at the Ashley, LLC

By: [Signature]
Josh Seppala

Its: AUTHORIZED AGENT

Witness

[Signature]
Michelle J. Bryson
Witness

Beechwood Builders, Inc.

By: [Signature]
Amos Seppala

Its: AUTHORIZED AGENT

Witness

[Signature]
Michelle J. Bryson
Witness

Witness

[Signature]
Witness

STATE OF South Carolina)
COUNTY OF Greenville)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 23rd day of MARCH, 2011,
by Park at the Ashley, LLC by Josh Seppala, its Vice President and Authorized Agent.

C Cliff Rollins
Notary Public for SOUTH CAROLINA
My Commission expires: 07/21/13

STATE OF South Carolina)
COUNTY OF Greenville)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 23rd day of MARCH, 2011,
by Beechwood Builders, Inc. by Amos Seppala, its Vice President and authorized agent.

C Cliff Rollins
Notary Public for SOUTH CAROLINA
My Commission expires: 07/21/13

STATE OF SOUTH CAROLINA }
COUNTY OF CHARLESTON } 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 was transferred by Park at the Ashley, LLC and Beechwood Builders, Inc.
to Hidden River on the Ashley Homeowners' Association on March 23, 2011.

- 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 distribution to a trust beneficiary.
 - (C) exempt from the deed recording fee because (See Information section of #8 #14 affidavit): Corrective Deed per Decl. (Explanation required)
(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 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 \$5,278.05.

- 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 the result here: _____

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

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

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.

Erika V. HARRISON
Responsible Person Connected with the Transaction
Erika V. Harrison
Print or Type Name Here



Sworn this 11 day of March 2011
Amanda R. Fahney
Notary Public for South Carolina
My Commission Expires: July 21, 2018

RECORDER'S PAGE

NOTE: This page MUST remain with the original document



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Date:	March 31, 2011	
Time:	3:52:01 PM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0179	754	Deed
Charlie Lybrand, Register Charleston County, SC		

Filed By:

KHD
DW

ERIKA V HARRISON
PO BOX 20956
CHARLESTON SC 29413

MAKER:

PARK AT THE ASHLEY LLC AL

Note:

RECIPIENT:

HIDDEN RIVER ON THE ETC

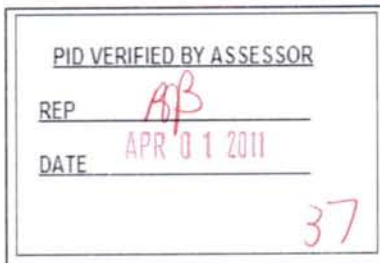
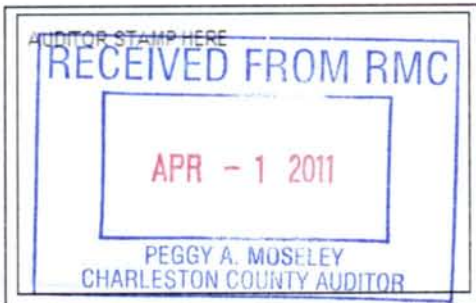
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County Fee	<EXEMPT>
Extra Pages	\$ 2.00
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Chattel	\$ -
TOTAL	\$ 12.00

DRAWER	Drawer 4
CLERK	LRR



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DW
CM

Filed By:

ERIKA V HARRISON
PO BOX 20956
CHARLESTON SC 29413

MAKER:

PARK AT THE ASHLEY LLC AL

RECIPIENT:

HIDDEN RIVER ETC

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Note:

RECORDED

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Time: 4:19:37 PM

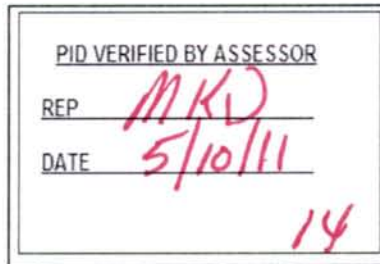
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Charlie Lybrand, Register
Charleston County, SC

of Pages: 8

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State Fee	\$ -
County Fee	\$ -
Extra Pages	\$ 2.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 12.00

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Clerk: LRR



RE-REC BK 0186 Pg 037 : pg 8 *



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05/06/2011
Recorded Date



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