

201600003587
Filed for Record in
GEORGETOWN SC
WANDA PREVATTE, REGISTER OF DEEDS
04-20-2016 At 12:05:01 pm.
DEED 11.00
STATE TAX 61.10
COUNTY TAX 25.85
Book 2782 Page 152 - 156

1,35 ac
TDI

PREPARED BY/RETURN TO:
Erika Knigge
National Asset Advisors, LLC
PO Box 1996
Irmo, SC 29063

Send Tax Statements To: National Asset Advisors, LLC, PO Box 1996, Irmo, SC 29063

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
01-0117-001.00.00

SPECIAL WARRANTY DEED

This **Special Warranty Deed** is made on this 19th day of February, 2016 between Grantor, **Reca Limited Partnership**, a Limited Partnership organized and existing under the laws of the State of South Carolina, whose address is PO Box 1996, Irmo, SC 29063, and Grantee, Colonial Impact Fund-II, LLC, a Limited Liability Company organized and existing under the laws of the State of Delaware, whose current address is 520 Silicon Drive, Suite 110, Southlake, TX 76092, ("Grantee"), and to Grantee's heirs and assigns.

In consideration of the sum of Ten Dollars (\$10.00), Grantor hereby grants, bargains, sells and conveys with special warranty unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's rights, title and interest in and to that certain tract or parcel of land commonly known as **255 Veronica Road, Georgetown, SC 29440** and situated in County of Georgetown, City of Georgetown, State of South Carolina, described as follows (the "Premises"):

SEE ATTACHED EXHIBIT "A"

Tax Map or Parcel ID#: 01-0117-001.00.00

This conveyance is subject to any covenants, restrictions, reservations, encumbrances and easements that appear of record in the Office of the Register of Deeds, Georgetown County, South Carolina.

This being the same property conveyed to the Grantor herein by deed of Federal Home Loan Mortgage Corporation, dated May 30, 2006 and recorded June 5, 2006 in Deed Book 48 at Page 208 in the Office of the Georgetown County Register of Deeds.

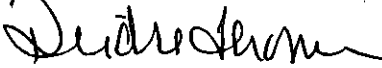
GEORGETOWN COUNTY PARCEL

01-0117-001-00-00 SPE

And Grantor, for itself and its successors does convent, promise and agree, to and with Grantee, Grantee's heirs and assigns, the Grantor has not done or caused anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

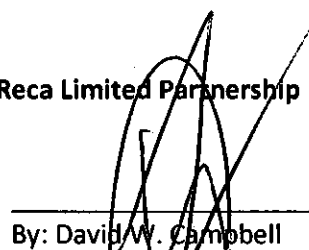


Witness: Christina Williams



Witness: Deidre Thomas

Reca Limited Partnership

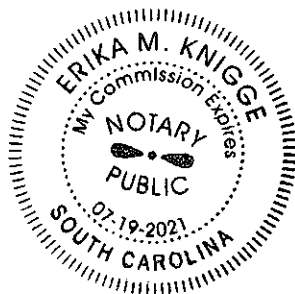


By: David W. Campbell
Member, GP2002, LLC, General Partner,
Reca Limited Partnership

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON) ss.

BE IT REMEMBERED, that on this 19th day of February, 2016, before me the subscriber, a Notary Public in and for said state, personally came David W. Campbell, Member, GP2002, LLC, General Partner, Reca Limited Partnership, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.




Notary Public-State of: South Carolina
My Commission Expires: 07/19/2021

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT AN EXISTING IRON REBAR BEING THE COMMON EASTERLY CORNER OF PARCEL A AND PARCEL B AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 18 AT PAGE 449 IN THE GEORGETOWN COUNTY, SOUTH CAROLINA REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF VERONICA ROAD, SAID RIGHT OF WAY BEING 50 FEET WIDE; THENCE FROM SAID BEGINNING POINT AND WITH THE NORTHERLY LINE OF THE AFOREMENTIONED PARCEL B, N 67-38-04 W 358.97 FEET TO AN EXISTING IRON REBAR IN THE EASTERLY LINE OF THE DAVID AND AMELIA ALSTON PROPERTY, TAX # 1-117-14; THENCE WITH THE ALSTON LINE, N 21-48-04 E 164.03 FEET TO AN EXISTING IRON REBAR BEING ON THE AFOREMENTIONED ALSTON LINE AND THE SOUTHWESTERLY CORNER OF THE FENTON POIT PROPERTY RECORDED IN PLAT BOOK 17 AT PAGE 847; THENCE WITH THE SOUTHERLY LINE OF THE POIT PROPERTY, S 70-25-20 E 324.05 FEET TO AN EXISTING IRON REBAR ON THE WESTERLY RIGHT OF WAY OF THE AFOREMENTIONED VERONICA ROAD; THENCE WITH THE WESTERLY RIGHT OF WAY OF VERONICA ROAD S 10-45-38 W 183.54 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.35. ACRES ACCORDING TO A PHYSICAL SURVEY BY RUSS COURTNEY & ASSOCIATES (S.M. SANDY SCPLS 6849) DATED JANUARY 20, 2005.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being 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: **255 Veronica Rd, Georgetown, SC**, bearing **Georgetown County Tax Map Number 01-0117-001.00.00**, was transferred by **Reca Limited Partnership to Colonial Impact Fund-II, LLC on February 19th, 2016**
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.)
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) X The fee is computed on the fair market value of the realty as established for property tax purposes which is \$23,269.28.
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, tenant, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is: \$ _____

Responsible Person Connected with the Transaction

David W. Campbell
Member, GP2002, LLC, General Partner
Reca Limited Partnership

SWORN to and subscribed before me
this 19th day of February, 2016

Elite McHugh
Notary Public for South Carolina
My Commission Expires: July 19, 2021



Instrument
201600003587

Book Page
2782 156

envelope

159487 National Asset
201600003587 Advisors LLC

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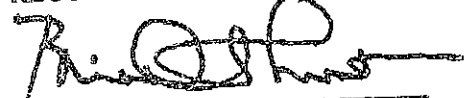
STATE TAX 61.10

COUNTY TAX 25.85

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Wanda J. Prevatte

RECORDED THIS DATE



BRIAN D. SHULT