

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, **SUBJECT TO** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed and delivered the within Title to Real Estate (Special Warranty) effective as of the 28 day of March, 2018.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

Witness #1: Kristy Foster

Print Name: Kristy Foster

Witness #2: A Devin Gatin

Print Name: A Devin Gatin

**DOBY'S BRIDGE ROAD DEVELOPMENT
PARTNERS, LLC**, a North Carolina limited liability company

By: [Signature]
Name: Douglas A. Baumgartner
Title: Manager

STATE OF North Carolina

COUNTY OF Mecklenburg

I, Kristy Ann Foster, Notary Public, do hereby certify that Douglas A. Baumgartner, Manager of **DOBY'S BRIDGE ROAD DEVELOPMENT PARTNERS, LLC**, a North Carolina limited liability company, personally appeared before me this day, and acknowledged to me that he duly executed the foregoing document for the purpose stated therein on behalf of said limited liability company.

Witness my hand and official seal, this 12th day of March, 2018.

Kristy Ann Foster
Official Signature of notary

Kristy Ann Foster
Notary's printed or typed name, Notary Public

My Commission Expires: April 12, 2021

(Official Seal)

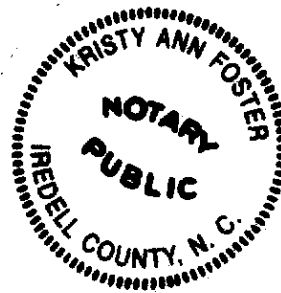


EXHIBIT "A"

Parcel One (Adjacent Property Tract 1)

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Starting at a 1" pipe found on the northern margin of Collins Road (66' Public R/W) a common corner with lands of Collins Road Investments, LLC, (Deed Book 789, Page 157 & Plat Book 2013, Page 385 as recorded in the Lancaster County Public Registry), thence with the shared line of the Collins Road Investment Property N. 45-52-29 W. 853.39 feet to a #4 rebar, being the Point and Place of Beginning;

Thence the following three (3) courses and distances:

- 1) S. 72-47-36 W. 382.97 feet to a #4 rebar;
- 2) With a curve to the right having a radius of 533.00 feet, an arc length of 90.17 feet, (subtended by a chord S. 11-43-39 W. 90.06 feet) to a #4 rebar;

3) S. 16-34-26 W. 12.52 feet to a #4 rebar on the margin of Hendley Creek Road (66" Public R/W); Thence with the right-of-way N. 73-25-34 W. 66.00 feet to a #4 rebar; Thence leaving the right-of-way N. 63-51-56 W. 121.70 feet to a found 2" pipe, a common corner with lands of 521 Land Partners (Deed Book 1077, Page 4, Plat #8977, as recorded in the Lancaster County Public Registry); Thence with the shared 521 Partners line the following two (2) courses and distances:

- 1) N. 44-19-31 E. 197.82 feet to a found 1.5" pipe
- 2) N. 44-19-59 E. 293.46 feet to a found 0.5" pipe,

in the westerly line of the lands now or formerly of Crossridge Center (Deed Book-1058, Page 192); Thence with the Crossridge Center line S. 45-52-29 E. 302.19 feet to a point returning to the Point and Place of Beginning, and containing 2.076 acres, (90,431 square feet) more or less.

AND

Parcel Two (Adjacent Property Tract #2-B)

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Starting at an 1" pipe found on the northern margin of Collins Road (66' Public R/W) a common corner with lands of Collins Road Investment, LLC.(Deed Book 789, Page 157 & Plat Book 2013, Page 385 as recorded in the Lancaster County Public Registry), thence with the shared line of the Collins Road Investment N. 45-52-29 W. 1155.58 feet to a found 0.5" pipe, a common corner with lands of Doby's Bridge Road Development Partners (Deed Book 660, Page 88, as recorded in the Lancaster County Public Registry); Thence with the Doby's Bridge line the following two (2) courses and distances:

- 1) S. 44-19-59 W. 293.46 feet to a found 1.5" iron pipe;
- 2) S. 44-19-31 W. 197.82 feet to a found 2" pipe, a common corner of lands of

521 Land Partners (Deed Book 1077, Page 7, Plat #8977, as recorded in the Lancaster County Public Registry) and being the Point and Place of Beginning; Thence S. 63-51-56 E. 121.70 feet to a #4 rebar at the northwest corner of the margin of Hendley Creek Road (66' Public R/W); Thence with the right-of-way the following two (2) courses and distances:

- 1) S. 16-34-26 W. 186.04 feet to a point;
- 2) With a curve to the right having a radius of 267.00 feet, an arc length of 19.52 feet (subtended by a chord S. 18-40-06 W. 19.52 feet) to a #4 rebar;

Thence N. 56-42-15 W. 219.37 feet to a #4 rebar on the southern property line of the 521 Land Partners property; Thence with the 521 Land line the following two (2) courses and distances:

- 1) N. 45-57-48 E. 159.20 feet to a found 2.5" pipe;
- 2) N. 44-29-16 E. 27.07 feet to a found 2" pipe, returning to the Point and Place of Beginning, and containing 0.742 acres, (32,304 square feet) more or less.

AND

Parcel Three (Outparcel 5)

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Starting at an 1" pipe found on the northern margin of Collins Road (66' Public R/W) a common corner with lands of Collins Road Investment (Deed Book 789, Page 157 & Plat Book 2013, Page 385 as recorded in the Lancaster County Public Registry), thence with Collins Road the following two (2) courses and distances:

- 1) S. 36-10-10 W. 310.42 feet to a point;
- 2) S. 36-10-08 W. 196.90 feet to a #4 rebar, thence leaving Collins Rd R/W

N. 40-26-36 W. 129.00 feet to a #4 rebar, being the Point and Place of Beginning; Thence the following seven (7) courses and distances:

- 1) S. 49-33-24 W. 196.80 feet to a #4 rebar;
- 2) N. 47-04-23 W. 43.27 feet to a point;
- 3) With a curve to the right having a radius of 480.00 feet, an arc length of 55.54 feet (subtended by a chord N. 43-45-29 W. 55.51 feet), to a point;
- 4) N. 40-26-36 W. 21.01 feet to a #4 rebar;
- 5) N. 35-58-28 E. 190.32 feet to a #4 rebar;
- 6) N. 49-33-24 E. 20.00 feet to a #4 rebar;
- 7) S. 40-26-36 E. 164.10 feet to a #4 rebar, returning to the Point and Place of

Beginning, and containing 0.670 acres, (29,208 square feet) more or less.

AND

Parcel Four (Outparcel 6)

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Starting at a 1" pipe found on the northern margin of Collins Road (66' Public R/W) a common corner with lands of Collins Road Investment (Deed Book 789, Page 157 & Plat Book 2013, Page 385 as recorded in the Lancaster County Public Registry), thence with Collins Road the following two (2) courses and distances:

- 1) S. 36-10-10 W. 310.42 feet to a point;
- 2) S. 36-10-08 W. 196.90 feet to a #4 rebar, being the Point and Place of Beginning;

Thence continuing with the right-of-way of Collins Road the following two (2) courses and distances:

- 1) S. 36-10-08 W. 6.68 feet to a point;
- 2) S. 35-53-40 W. 175.27 feet to a point; Thence leaving Collins Rd R/W the

following three (3) courses and distances:

- 1) N. 47-04-23 W. 173.10 feet to a point;
- 2) N. 49-33-24 E. 196.80 feet to a point;
- 3) S. 40-26-36 E. 129.00 feet to a point; returning to the Point and Place of

Beginning, and containing 0.650 acres, (28,321 square feet) more or less.

Easement Parcel:

Together with certain easements as set forth in that certain Covenants, conditions, restrictions (including use restrictions) easements, common area expenses, and liens provided for in Declaration of Restrictions, Covenants and Conditions and Grant of Easements Cross Creek Shopping Center recorded October 17, 2012 in the office of the Register of Deeds for Lancaster County in Book 692 at Page 68; as amended by First Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easements for Cross Creek Shopping Center recorded October 7, 2014 in Book 824 at page 224; as further amended by Second Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easements for Cross Creek Shopping Center recorded November 13, 2017 in Book 1095 at Page 324, aforesaid records, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

AND

Parcel Five (Remainder Parcel Across U.S. Highway 521 (0.630 Acre Parcel))

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Beginning at a point at the intersection of the right-of-way of U.S. Highway 521 (Public R/W Varies) and Doby's Bridge Road (Public R/W Varies); Thence with the right-of-way of Doby's Bridge Road the following three (3) courses and distances:

- 1) S. 58-13-27 W. 47.82 feet to a #4 rebar;
- 2) With a curve to the right having a radius of 190.00 feet, an arc length of 175.33 feet (subtended by a chord S. 84-39-38 W. 169.18 feet) to a #4 rebar;
- 3) With a curve to the right having a radius of 1595.49, an arc length of 54.26 feet (subtended by a chord N. 67-55-44 W. 54.26 feet) to a #4 rebar, a common corner with lands now or formerly of Gate Petroleum Company (Deed Book 679, Page 296);

Thence with the shared line of Gate Petroleum N. 45-57-19 E. 249.14 feet to a #4 rebar on the right-of-way of U.S. Highway 521; Thence with the right-of-way of U.S. Highway 521 with a curve to the left having a radius of 1992.06 feet, an arc length of 172.55 feet (subtended by a chord S. 27-44-33 E. 172.50 feet) to a point returning to the Point and Place of Beginning, and containing 0.630 acres, (27,465 square feet) more or less.

Each of the above described Parcel One, Parcel Two, Parcel Three Parcel Four, and Parcel Five being shown on that certain ALTA/NSPS Land Title Survey entitled "Doby's Bridge Development Undeveloped Parcels" by The ISAACS Group dated March 26, 2018 with File # 18063-ALTA.

Derivation: This being a portion of the property conveyed to Doby's Bridge Road Development Partners, LLC, a North Carolina limited liability company by deeds from (i) Todd M. Bradshaw and Jill A. Bradshaw dated February 29, 2008 and recorded March 4, 2008 in Book 453 at Page 97 in the office of the Register of Deeds for Lancaster County and (ii) Albert Leon Wilson dated February 28, 2008 and recorded March 4, 2008 in Book 453 at Page 103 in the office of the Register of Deeds for Lancaster County.

Tax Map Number: p/o 0013-00-018.00

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2018, and subsequent years, not yet due and payable.
2. All easements, covenants, conditions, restrictions and other encumbrances of record.
3. Any applicable municipal, zoning and subdivision law, ordinance or regulation which may affect the use, maintenance or ownership of the property herein conveyed.
4. All matters that would be shown on a current and accurate survey or inspection of the property.

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. The undersigned have read the information on this affidavit and understand such information.
2. The property being transferred is a p/o Tax Parcel No. 0013-00-018.00 and is located in Lancaster County, South Carolina, and was transferred by **DOBY'S BRIDGE ROAD DEVELOPMENT PARTNERS, LLC**, to **YDG DOBY'S BRIDGE LAND, LLC** on March 28, 2018.
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 \$1,000,000.00.
 - (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: \$ _____

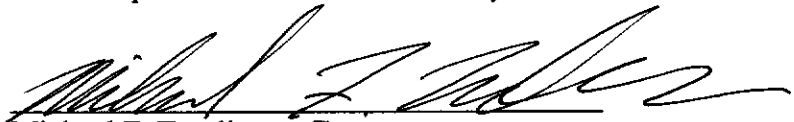
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$1,000,000.00
- (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: \$1,000,000.00


7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$3,700.00.

8. As required by Code Section 12-24-70, the undersigned states that it is a responsible person who was connected with the transaction as: Attorney.

9. The undersigned understands 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.


Michael F. Tomlinson, Esq.

SWORN to before me this 22nd
day of March, 2018.


Notary Public for North Carolina
My Commission Expires: April 22, 2021

(Notary Seal)

