

GRANTEE ADDRESS: *65 Wood Duck Court*
Pawleys Island, SC 29585

STATE OF SOUTH CAROLINA)

) TITLE TO REAL ESTATE

COUNTY OF GEORGETOWN)

(General Warranty)

THIS DEED, executed as of the 8th day of July 2025, by **MIDGARD SELF STORAGE PAWLEYS ISLAND SC TWO, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantor") to **SEA SPRAY HOMES, LLC**, a South Carolina limited liability company (hereinafter referred to as the "Grantee");

IN CONSIDERATION of the sum of **Ten and No/100 Dollars (\$10.00)** the receipt and sufficiency of which is acknowledged by Grantor, Grantor has granted, bargained, sold and released, and by this Deed grants, bargains, sells and releases, subject to the easements, restrictions, covenants, reservations and conditions referenced below, to Grantee, its successors and assigns, the following real property:

SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION

THIS conveyance is made subject to all covenants, restrictions, easements, rights-of-way, and other matters of record affecting the within described property and such matters as would be shown by a current plat and an inspection of the property;

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 Premises before mentioned, subject to the matters set forth above, unto the said Sea Spray Homes, LLC, a South Carolina limited liability company, its successors and assigns, forever.

AND the undersigned does hereby bind itself and its Successors, Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Sea Spray Homes, LLC, a South Carolina limited liability company, its successors and assigns, forever, against itself and its Successors and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[Signature Page to Follow]

2025006711
 DEED
 RECORDING FEES \$15.00
 STATE TAX \$1105.00
 COUNTY TAX \$467.50
 PRESENTED & RECORDED:
07-14-2025 03:56 PM
MARLENE MCCONNELL
 REGISTER OF DEEDS
 GEORGETOWN COUNTY, SC
 BY: JENNIFER RADER CLERK
BK: RB 4857
PG: 179 - 182

Oxner & Stacy

WITNESS the Grantor's hand and seal as of the date first written above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Midgard Self Storage Pawleys Island SC Two, LLC
a Delaware limited liability company

Witness

By:

[SEAL]

By: Todd Allen

Its: Manager

Witness

STATE OF GEORGIA

COUNTY OF

Forsyth

ACKNOWLEDGEMENT

The foregoing instrument was duly acknowledged before me this 8 day of July 2025, by Todd Allen, as Manager of **Midgard Self Storage Pawleys Island SC Two, LLC**.

Sarah Hock

Print Name of Notary: Sarah Hock

Notary Public for Reliant Real Estate Management

My Commission Expires: June 6, 2027



EXHIBIT A

Legal Description

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown, State of South Carolina in Tax District #4 identified as PARCEL B-2 containing 1.83 acres (79,663 sq. ft) and more fully shown on "SUBDIVISION PLAT Showing a Division of Parcel B Into Parcels B-1 and B-2, Being a Portion of the Plantation Federal PD Located on U. S. Highway 17 Prepared for TGR, LLC", dated August 14, 2020, prepared by Parker Land Surveying, LLC and recorded on August 24, 2020 in Slide S811 at Page 4, in the Office of the Register of Deeds for Georgetown County. Said tract having such courses, distances, shapes, metes and bounds as will more fully appear by reference to the aforesaid plat which is incorporated herein and made a part and parcel hereof.

TMS#04-0155-001-01-12

TOGETHER with all of Grantor's right, title and interest under that certain Grant of Easements and Agreement, dated April 28, 2014 and recorded April 30, 2014 in Record Book 2354 at page 189 in the Office of the ROD for Georgetown County.

Being premises conveyed unto Grantor herein by deed of T.G.R., L.L.C. dated March 23, 2021 and recorded in the Office of the ROD for Georgetown County in Record Book 4071 at page 95 on **3-25-2021**

dSTATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

AFFIDAVIT

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 Parcel B-2 (1.83 ac) Georgetown County Tax Map Location No. 04-0155-001-01-12 and was transferred by Midgard Self Storage Pawleys Island SC Two, LLC to Sea Spray Homes, LLC on July 9, 2025,
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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$425,000.00.
 - (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:	<u>\$425,000.00</u>
(b)	Place the amount listed in item 5 above here:	<u>\$-0-</u>
	(If no amount is listed, place zero here.)	
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$425,000.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 1,572.50
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 Grantee.
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.

SWORN to before me this 9th
 day of July, 2025.

Notary Public for South Carolina

Print Name: Rhonda T. McDaniel

My Commission Expires: 2-8-33


 Responsible Person Connected with the Transaction
 Daniel W. Stacy, Jr.

