

# DORIS POULOS O' HARA

FLORENCE COUNTY

CLERK OF COURT

180 N. Irby St ~ Florence, SC 29501 (843) 665-3031

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**\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\***

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**\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\***

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**Instrument #:** 2024016753

**Receipt Number:** 14088

**Return To:**

**Recorded As:** EREC-DEED

**Recorded On:** December 30, 2024

**Recorded At:** 03:57 PM

**Received From:**

**Parties:**

**Book/Page:** DMA 1136: 215 - 220

Direct- PR Magnolia LLC, a Delaware llimited liability com

**Total Pages:** 6

Indirect- CFT NV Developments, LLC

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**\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\***

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**Recording Fee:** \$15.00

**Consideration:** \$1,160,000.00

**County Tax:** \$1,276.00

**State Tax:** \$3,016.00

**Tax Charge:** \$4,292.00



PROPERTY DESIGNATED AS:  
PARCEL: 00099-01-209

SPLIT FROM:  
BY FLORENCE COUNTY ASSESSOR'S OFFICE - LBL  
**SPECIAL WARRANTY DEED TO REAL ESTATE**

***Remainder of Page Intentionally Left Blank***  
***Signature Page to Follow***

Executed this 6 day of November, 2024, with an effective date of ~~November~~ <sup>December</sup> 27, 2024

WITNESSES:

GRANTOR:

Monique Kornegay

PR Magnolia LLC

Printed Name Monique Kornegay By: PREIT Associates, L.P., its sole member

By: PREIT Realty, LLC, its general partner

Meghan Miller

By: L. M. Most

Name: Lisa M. Most

Printed Name Meghan Miller

Its: Executive Vice President, Chief  
Compliance Officer, General Counsel and  
Secretary

COMMONWEALTH OF PENNSYLVANIA:

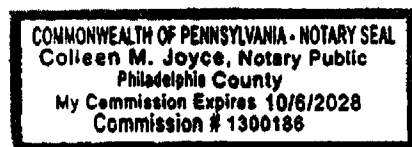
:ss.

COUNTY OF PHILADELPHIA:

On this 6<sup>th</sup> day of November, 2024, before me, a notary public, the undersigned officer, personally appeared Lisa M. Most, who acknowledged herself to be Executive Vice President, Chief Compliance Officer, General Counsel and Secretary of PREIT Realty, LLC, a Delaware limited liability company (the "Company"), the general partner of PREIT Associates, L.P., a Delaware limited partnership, the sole member of PR Magnolia LLC, a Pennsylvania limited liability company, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[NOTARIAL SEAL]



Colleen M. Joyce  
Notary for Philadelphia County, Pennsylvania  
Printed Name: Colleen M. Joyce  
My Commission Expires: 10/6/2028

**EXHIBIT A**  
**TO**  
**SPECIAL WARRANTY DEED**

**Legal Description**

The land referred to herein below is situated in the County of Florence, State of South Carolina, and is described as follows:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Florence, being shown and delineated as 0.947 acres, more or less, as shown on that certain Subdivision Plat prepared for PR Magnolia, LLC by Ervin Engineering Co., Inc., dated November 16, 2023, and recorded in Plat Book 108, page 752, in the Office of the Register of Deeds for Florence County. Said tract having such metes, bounds, courses and distances as shown on said plat, which is incorporated herein by reference.

**EASEMENT PARCEL 1**

Easements contained in that certain Cross Easement Agreement between First Union National Bank of South Carolina and Fairfield Associates Limited Partnership (Florence) dated March 1, 1990, and recorded March 7, 1990 in the Office of the Register of Deeds for Florence County in Book A-318 at Page 274.

**EASEMENT PARCEL 2**

Easements contained in that certain Easement Deed to First Union National Bank of South Carolina dated March 1, 1990, and recorded March 7, 1990 in the Office of the Register of Deeds for Florence County in Book A-318 at Page 286.

**EASEMENT PARCEL 3**

Easements contained in that certain Declaration of Easements, Covenants, Conditions and Restrictions by PR Magnolia, LLC and FCPT Holdings, LLC dated June 29, 2018, and recorded July 10, 2018 in the Office of the Register of Deeds for Florence County in Book 754 at Page 50.

STATE OF SOUTH CAROLINA     )  
COUNTY OF FLORENCE             ) 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 being transferred, located at 2661 David H. McLeod Boulevard, Florence, South Carolina, bearing Florence County Tax Map Number **00099-01-209** was transferred by **PR MAGNOLIA LLC**, a Delaware limited liability company to **CFT NV DEVELOPMENTS, LLC**, a Nevada limited liability company on ~~November~~ December 27, 2024.
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 \$1,160,000.00
  - (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. (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: \$ 1,160,000
  - (b) Place the amount listed in item 5 above here \$ 0

(If no amount is listed, place zero here.)

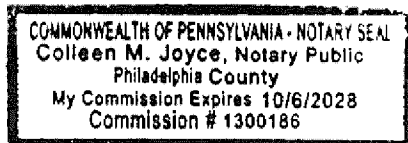
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 1,160,000

7. The deed recording fee due 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: Executive Vice President, Chief Compliance Officer, General Counsel and Secretary of PREIT Realty, LLC.
9. 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.

**PR Magnolia LLC**

SWORN to before me this 6<sup>th</sup> day of November,  
2024

Colleen M. Joyce  
Notary Public for Philadelphia County, Pennsylvania  
My Commission Expires: 10/6/2028  
Notary (printed name): Colleen M. Joyce



By: PREIT Associates, L.P., its sole member

By: PREIT Realty, LLC, its general partner

By: L. M. Most  
Name: Lisa M. Most  
Its: Executive Vice President, Chief  
Compliance Officer, General Counsel and  
Secretary  
Responsible Person Connected with the Transaction