DORIS POULOS O' HARA

FLORENCE COUNTY CLERK OF COURT

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

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

*** ELECTRONICALLY RECORDED DOCUMENT ***

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

*** EXAMINED AND CHARGED AS FOLLOWS ***

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.
STATE OF SOUTH CAROLINA)	BY FLORENCE COUNTY ASSESSOR'S OFFICE - LB
)	SPECIAL WARRANTY DEED TO REAL ESTATI
COUNTY OF FLORENCE)	

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **PR MAGNOLIA LLC**, a Delaware limited liability company ("**Grantor**"), having its principal place of business at C/O PREIT Services, LLC, 2005 Market Street, Suite 1120, Philadelphia, PA 19103, in consideration of the sum of One Million One Hundred Sixty Thousand and 00/100 Dollars (\$1,160,000.00) and other valuable consideration to Grantor in hand paid at and before the sealing of these presents by, **CFT NV DEVELOPMENTS, LLC**, a Nevada limited liability company ("**Grantee**"), having its principal place of business at 1120 N. Town Center Drive, Suite 150, Las Vegas, NV 89144, the receipt of which is hereby acknowledged, does hereby convey to the Grantee, and said Grantee's successors and assigns, that certain real property legally described on the attached <u>Exhibit A</u> (the "**Property**"), SUBJECT TO all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters which an accurate survey or physical inspection of the Property would disclose (the "**Permitted Exceptions**").

Tax Map No. 00099-01-209

Grantee's mailing address: 1120 N. Town Center Drive, Suite 150, Las Vegas, NV 89144

Mail tax bills to: 1120 N. Town Center Drive, Suite 150, Las Vegas, NV 89144

TO HAVE AND TO HOLD, all and singular the Property and all privileges and appurtenances thereto belonging to the Grantee, its successors, heirs, and assigns forever.

Grantor hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Remainder of Page Intentionally Left Blank Signature Page to Follow

Executed this day of November, 20	24, with an effective date of November 27, 2024
110 :0 . 1/0	GRANTOR: PR Magnolia LLC
	By: PREIT Associates, L.P., its sole member By: PREIT Realty, LLC, its general partner By: M. M.
Megher Mullu Printed Name Meghan Miller	Name: Lisa M. Most Its: Executive Vice President, Chief Compliance Officer, General Counsel and Secretary
COMMONWEALTH OF PENNSYLVAN	NIA:

On this 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.

:ss.

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

[NOTARIAL SEAL]

CONMONWEALTH OF PENNSYLVANIA - NOTARY SEAL Collegn M. Joyce, Notary Public Philadelphis County My Commission Expires 10/6/2028 Commission # 1300186

COUNTY OF PHILADELPHIA:

Notary for <u>Philadelphia</u> County, <u>fennsylvania</u> Printed Name: <u>Colleen M. Joyce</u> 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.

		OUTH C. FLORE	AROLINA NCE)	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 27, 2024.							
3.	Check one of the following: The deed is							
	(a) (b)	_ <u>X</u> _	m subject to or	oney the o	deed recording fee as a transfer for consideration paid or to be paid in ey or money's worth. deed recording fee as a transfer between a corporation, a partnership, her entity and a stockholder, partner, or owner of the entity, or is a fer to a trust or as a distribution to a trust beneficiary.			
	(c)	********			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.			the follow		if either item 3(a) or item 3(b) above has been checked (See davit):			
	(a) (b)	<u>x</u>	w	orth	in the amount of \$1,160,000.00 computed on the fair market value of the realty which is			
	(c)		The fee is	s co	omputed on the fair market value of the realty as established for erty tax purposes which is			
5.	Check Yes or NoX 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 de	ed recor	ding fee is c	omp	puted as follows:			
	(a) (b)				d in item 4 above here: \$\frac{1,160,000}{9}\$ d in item 5 above here \$\frac{9}{9}\$			

Subtract Line 6(b) from Line 6(a) and place result here: (c) \$ 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 \$ As required by Code Section 12-24-70, I state that I am a responsible person who was connected 8. 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 By: PREIT Associates, L.P., its sole member SWORN to before me this Lyday of November, 2024 By: PREIT Realty, LLC, its general partner Collen M. Styce

Notary Public for Philadelphia County, Pennsylvania

My Commission Expires: 10/6/2028 Name: Lisa M. Most Notary (printed name): Colleen M. Joyce Its: Executive Vice President, Chief Compliance Officer, General Counsel and

Secretary

Responsible Person Connected with the Transaction

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