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Prepared by and Return to:
 Marion M. Goodyear, P.A.
 101 N. Main Street, Suite 1501
 Greenville, SC 29601

DEED Book: DE 2624 Page: 3395 - 3401
 May 19, 2021 04:52:55 PM Cons: \$3.00
 Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT
 E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Harney

LIMITED WARRANTY DEED

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

GRANTOR:
 Cherrydale Holdings, LLC
 40 W. Broad Street, Suite 410
 Greenville, SC 29601

GRANTEE:
 Cherrydale 245, LLC
 40 W. Broad Street, Suite 410
 Greenville, SC 29601

The designation "Grantor" and "Grantee" as used herein shall include the named parties and their heirs, successors and assigns and shall include singular plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that CHERRYDALE HOLDINGS, LLC, a South Carolina limited liability company (hereinafter "Grantor"), for and in consideration of the sum of Three and 00/100ths Dollars (\$3.00) to Grantor in hand paid by CHERRYDALE 245, LLC, a South Carolina limited liability company (hereinafter "Grantee"), and the issuance of a membership interest in Grantor, at or before the sealing of these presents, the receipt and sufficiency of which is hereby acknowledged, subject to the Title Exceptions set forth below, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto Grantee the real property more fully described in Exhibit A, attached hereto (the "Premises").

Said Premises is being conveyed subject only to the matters set forth in Exhibit B, attached hereto (the "Title Exceptions").

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto Grantee and Grantee's successors and assigns forever.

And subject to the Title Exceptions, Grantor hereby binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said Premises, subject to the Title

Exceptions, unto Grantee and Grantee's successors and assigns, against Grantor and Grantor's successors and assigns lawfully claiming or to claim the same, or any part thereof, but no other.

Witness Grantor's hand and seal this 18th day of May, 2021.

Signed, Sealed and
Delivered in the
Presence of:

Stephanie H. Esken
First Witness

Name: Stephanie H. Esken

Marion M. Goodyear
Second Witness

Name: Marion M. Goodyear

Cherrydale Holdings, LLC, a
South Carolina limited liability company

By: CHI-Cherrydale, LLC, a
South Carolina limited liability company
Its: Manager

By: Carolina Holdings, Inc., a
South Carolina corporation
Its: Sole Member

By: William B. Goodson
Title: President

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, Marion M. Goodyear, a notary public for South Carolina, do hereby certify that
William B. Goodson, the President of Carolina Holdings, Inc., a
South Carolina corporation, the sole Member of CHI-Cherrydale, LLC, a South Carolina limited
liability company, the Manager of Cherrydale Holdings, LLC, a South Carolina limited liability
company, personally appeared before me this day and acknowledged the due execution of the
foregoing instrument.

Witness my hand and (where an official seal is required by law) official seal this 14 day of May,
2021.

Marion M. Goodyear [SEAL]
Signature of Notary Public for South Carolina
Name: Marion M. Goodyear
My commission expires: 9-15-30

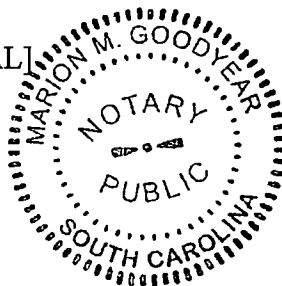


EXHIBIT A

Legal Description

Limited Warranty Deed – Cherrydale 245, LLC

ALL those certain pieces, parcels or lots of real property located at the intersection of North Pleasantburg Drive (S.C. Highway 291) and Furman Hall Road in Greenville County, South Carolina designated as Lot 2 (6.078 acres, 264,778 square feet), Lot 4 (0.884 acre, 38,548 square feet) and Lot 5 (1.319 acres, 57,469 square feet) shown on the plat captioned "Recombination Plat for CHI-Cherrydale, LLC" dated July 29, 2019 prepared by Site Design, Inc. which is recorded in Plat Book 1398, Page 39, Greenville County Register of Deeds. Said plat, which sets forth a metes and bounds description of the aforementioned Lots, is incorporated herein by reference.

Derivation: The Premises are a portion of the property conveyed by the deed from Wal-Mart Real Estate Business Trust, a Delaware statutory trust to Cherrydale Holdings, LLC dated May 13, 2021 recorded May 19, 2021 in Deed Book 2624, Page 3251, Greenville County Register of Deeds.

TMS Numbers:

Lot 2:	0174010101200 (part)
	0174010102900 (part)
	0174010101900
	0174010102000
	0174010102100
	0174010102800 (part)
	0174010101800 (part)
Lot 4:	0174010102900 (part)
	0174010103101 (part)
Lot 5:	0174010102900 (part)

EXHIBIT B

Exceptions

1. Ad valorem property taxes for 2021 and subsequent years which are a lien but not yet due or payable.
2. Drainage Release and Hold Harmless Agreement between Eugene E. Stone, III and the Cree Company, Inc. and Greenville County Redevelopment Authority recorded in the ROD Office for Greenville County in Deed Book 1186, Page 347.
3. Right of Way to Duke Power Company recorded in the ROD Office for Greenville County in Deed Book 213, Page 49.
4. Right of Way to Duke Power Company recorded in the ROD Office for Greenville County in Deed Book 214, Page 237.
5. Right of Way to Duke Power Company recorded in the ROD Office for Greenville County in Deed Book 218, Page 94.
6. Right of Way to Duke Power Company recorded in the ROD Office for Greenville County in Deed Book 301, Page 243.
7. Right of Way to Duke Power Company recorded in the ROD Office for Greenville County in Deed Book 365, Page 89.
8. Right of Way to Southern Public Utilities Company recorded in the ROD Office for Greenville County in Deed Book 165, Page 22.
9. Right of Way to Duke Power Company recorded in the ROD Office for Greenville County in Deed Book 213, Page 48.
10. Restrictions appearing of record in Book 2403, Page 4375.
11. Right of Way to Duke Power Company recorded in the ROD Office for Greenville County in Deed Book 310, Page 177.
12. Right of Way to Duke Power Company recorded in the ROD Office for Greenville County in Deed Book 223, Page 69.
13. Declaration of Easements, Covenants, Conditions and Restrictions dated May 18, 2021 recorded May 19, 2021 in Deed Book 2624, Page 3268.
14. Declaration of Outparcel Use Restrictions dated May 18, 2021 recorded May 19, 2021 in Deed Book 2624, Page 3258. (Applicable to Lots 4 and 5 only)

15. Restrictions contained in the deed from Wal-Mart Business Trust to Cherrydale Holdings, LLC dated May 13, 2021 recorded May 19, 2021 in Deed Book 2624, Page 3251.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

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 is located at Pleasantburg Drive/Furman Hall Road, Greenville, SC , bearing Greenville County Tax Map Numbers 0174010101200 (part), 0174010102900 (part), 0174010101900, 0174010102000, 0174010102100, 0174010102800 (part), 0174010101800 (part), and 0174010103101 (part), was transferred by Cherrydale Holdings, LLC to Cherrydale 245, LLC on May 18, 2021.
3. Check one of the following: The deed is
 - (a) _____ 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) X exempt from the deed recording fee because (see Information section of Affidavit): Exemption 8 – Transfer to receive Membership Interest (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) _____ 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 _____ 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: _____
 - (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: _____
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

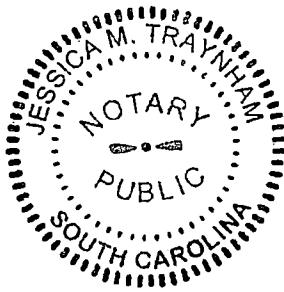
transaction as: Attorney for Grantor.

9. I further 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.

Marion. Jones
Responsible Person Connected with the Transaction

SWORN to before me this 14th
day of May, 2021.

Jessica M. Traynham
Notary Public for South Carolina
Name: Jessica M. Traynham
My Commission Expires: 1/22/26



BA