

After recording, please return to:
NELSON MULLINS RILEY & SCARBOROUGH, LLP
104 S. Main Street
Suite 900
Greenville, SC 29601
Attention: D. Sean Faulkner

LIMITED WARRANTY DEED

STATE OF SOUTH CAROLINA)	Grantee's address:
)	90 North Royal Tower Dr.
COUNTY OF PICKENS)	Irmo, SC 29063

KNOW ALL MEN BY THESE PRESENTS, that CLEMSON UNIVERSITY FOUNDATION, INC., an eleemosynary corporation organized and existing under the laws of the State of South Carolina, as grantor, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release, subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises, unto Michael P. Nieri, his heirs, successors and assigns forever, as grantee, the following described premises:

THE PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (the "Property")

subject, however, to the Residential Area Covenants applicable to Bentwood Farms Subdivision recorded in the Office of the Register of Deeds for Pickens County, South Carolina, in Deed Book 13-M, at Page 498, together with all amendments and additions thereto, which Grantee, by acceptance and recording of this deed, covenants and agrees shall be binding upon and enforceable against the Property, Grantee and Grantee's successors in title to the Property (the "Declaration"), and

subject to all easements, rights-of-way, covenants, conditions, restrictions, reservations, access limitations, prescriptive rights, riparian rights and claims of others in and to the use and ownership of any pond located on the property, as well as real estate taxes, and assessments on the property for the current year and prior and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership, and any and all zoning laws, regulations, and ordinances of municipal and other governmental authorities affecting the property (all of the foregoing including the Declaration being collectively referred to as the "Permitted Encumbrances").

By acceptance and recording of this deed, Grantee covenants and agrees on behalf of Grantee and Grantee's successors in title to the Property that the Property will not be further subdivided except in strict accordance with the applicable provisions of the Declaration.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the claims of all persons claiming by, through or under grantor(s), but no others; provided, however, that grantor's(s') conveyance of the property and the warranties of title contained herein are and shall be subject to the Permitted Encumbrances.

WITNESS the grantor's(s') hand and seal this 15th day of May, 2017.

SIGNED, sealed and delivered
in the presence of:

CLEMSON UNIVERSITY FOUNDATION,
INC.

Jamie M. Puglisi

BY: Harrison F. Trammell (SEAL)
Its: President

Beth Moore

STATE OF SOUTH CAROLINA)

COUNTY OF Richland)

The foregoing instrument was acknowledged before me this 5th day of May,
2017, by Harrison F. Trammell as President + CEO of Clemson University
Foundation, Inc., and who acknowledged to me that s/he signed and sealed the said instrument as
his/her free and voluntary act and for the uses and purposes therein mentioned, as the act and deed
of the corporation.

Beth Moore
Notary Public for South Carolina
Print Name: Beth Moore

My commission expires: 5/16/2026



Exhibit A

All that certain, piece, parcel and tract of land lying, situate and being in the City of Clemson, County of Pickens, State of South, being shown and designated as Tract "C2" containing 9.17 acres, more or less, on plat entitled "Lot Line Adjustment Plat for Clemson University Foundation" prepared by Clemson Engineering Services, Jay Cooper, LS #4682, dated February 25, 2011, as last revised April 27, 2017, and recorded in the Office of the Register of Deeds for Pickens County, South Carolina, in Plat Book 605, at Page 190, reference to said plat being hereby directed for a complete metes and bounds description thereof.

AND ALSO, all of Grantor's right and interest in and to that certain right of way for ingress and egress containing .44 of an acre, more or less, originally conveyed to Doyle C. Burton in perpetuity by Phillip N. Smith, et al., by deed dated October 24, 1978, and recorded in Deed Book 13-M, at Page 838; and by deed dated January 19, 1979, and recorded in Deed Book 13-N, at Page 874, in the land records of Pickens County, South Carolina, reference to which deeds and to plat recorded in Plat Book 21, at Page 624, in the land records for Pickens County, South Carolina, being hereby made for a more complete and accurate description.

DERIVATION: Portion of property conveyed to Clemson University Foundation by deed from Clemson University Real Estate Foundation, Inc., dated April 8, 2002, and recorded on April 29, 2002, in Deed Book 670, at Page 327, in the Office of the Register of Deeds for Pickens County, South Carolina.

TMS #P.O. 4053-09-16-7033

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)
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 located in Pickens County, known as a portion of Pickens County Tax Map No. 4053-09-16-7033 and was transferred by Clemson University Foundation, Inc. to Michael P. Nieri on _____, 2017.
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) exempt from the deed recording fee because of exemption (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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$235,000.00.
 - (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 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: \$235,000.00
 - (b) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$235,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is \$869.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
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.

Clemson University Foundation, Inc.

By: Beth Moore
Its: President

SWORN to before me this
13 day of May, 2017.

Beth Moore
Notary Public for South Carolina
Printed Name of Notary: Beth Moore
My Commission Expires: 5/16/2026

