

TMS:
068-00-00-014
068-00-00-019

Recording Requested By and
When Recorded Mail to:
M. Kimberly Stagg
Dickinson Wright
424 Church Street
Nashville, TN 37219

2016003345
DEED
RECORDING FEES \$10.00
STATE TAX \$39000.00
COUNTY TAX \$16500.00
PRESENTED & RECORDED:
04-08-2016 02:31 PM
LYNN W. LANCASTER
CLERK OF COURT
LAURENS COUNTY, SC
BY: CLERK 1 CLERK
BK: D 1258
PG: 85 - 88

STATE OF SOUTH CAROLINA

LIMITED WARRANTY DEED

COUNTY OF LAURENS

WHEREAS, this instrument was executed in advance by the Grantor on the date written below in the signature block, and is to be made effective upon the delivery hereof to the Grantee as of April 8, 2016;

THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That, I/We, **Faurecia Interior Systems, Inc.**, a Delaware corporation, hereinafter referred to as Grantor, in the State aforesaid, for and in consideration of the sum of **Fifteen Million and 00/100 (\$15,000,000.00) Dollars**, to me in hand paid at and before the delivery of these presents by the Grantee, below-named, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto **Yanfeng US Automotive Interior Systems I LLC**, a Delaware limited liability company, its successors and assigns forever, whose address is 45000 Helm Street, Suite 200, Plymouth, Michigan 48170, hereinafter referred as Grantee, the following described said property:

SEE ATTACHED EXHIBIT "A"

Property address: 101 International Boulevard, Fountain Inn, South Carolina
29644

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or otherwise incident or appertaining.

HOWEVER, this conveyance is made **SUBJECT TO** all of those matters set out on the attached Exhibit "B" entitled Permitted Exceptions.

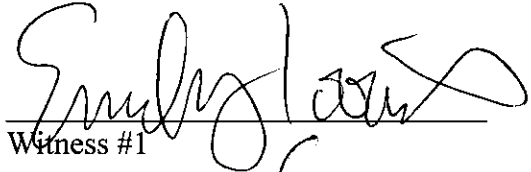
TO HAVE AND TO HOLD all and singular the premises unto the said Grantee, its successors and assigns, forever.

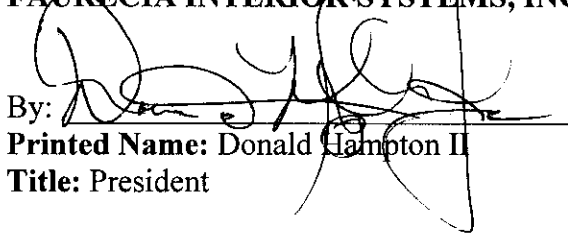
And, **SUBJECT TO** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

IN WITNESS WHEREOF, the Grantor, by and through its authorized officer, has hereunto set its hand and seal this 15 day of MARCH, in the year Two Thousand and Sixteen.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

FAURECIA INTERIOR SYSTEMS, INC.


Witness #1

By: 
Printed Name: Donald Hampton II
Title: President



Witness #2

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

ACKNOWLEDGEMENT

I, the undersigned Notary Public of the State and County aforesaid, certify that **Faurecia Interior Systems, Inc.**, by Donald Hampton II, its President, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes expressed herein.

WITNESS, my hand and official stamp or seal, this 15 of MARCH, 2016.


Notary Public for OAKLAND
My Commission Expires: 3/3/22

NICOLE L LOUGH
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-03-2022
Acting in the County of OAKLAND

04/11/2016 1258 85 *Jewel Estelle*
DATE BOOK PAGE AUDITOR

Exhibit "A"

Legal Description

PARCEL 1

All that certain piece, parcel, or tract of land located in Laurens County, South Carolina shown as 17.02 acres on that Boundary Survey for Allibert-Inoac, Inc., dated February 14, 1994, prepared by Thomas P. Dowling, PLS and recorded in the Office of the Clerk of Court for Laurens County in Plat Book A-57, at Page 04, having such courses, metes, measurements, and boundaries as appear thereon and incorporated herein by reference.

TAX PARCEL #: 068-00-00-014

DERIVATION:

Deed from Laurens County and Greenville County, dated 2/23/2016 and 2/10/2016 respectively, and recorded 2/26/2016 in Deed Book 1251, page 146, Laurens County Records.

Deed from Allibert-Inoac, Inc. to Greenville County and Laurens County, dated 6/2/1995 and recorded 6/2/1995 in Deed Book 334, page 220, Laurens County Records.

PARCEL 2

All that certain piece, parcel or tract of land, containing 17.62 acres, more or less, situate, lying and being on the eastern side of International Boulevard, in the County of Laurens, State of South Carolina, and being shown on plat entitled "BOUNDARY SURVEY FOR RONALD WAYNE JONES AND CAROLYN BURNS JONES" prepared by Thomas P Dowling, PLS, dated November 15, 2000 and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the eastern side of International Boulevard at the joint corner of property herein described and property of Allibert-Inoac, Inc. (and being 300 feet, more or less, from the intersection of International Boulevard and Frontage Road) and running thence with the line of Allibert-Inoac, Inc. S 55-15-15 E 834.60 feet to an iron pin in the line of property, now or formerly, of Exxon Education Foundation; thence S 34-44-39 W 656.33 feet to an iron pin; thence S 05-33-36 W 117.06 feet to an iron pin in the line of other property of The Tompkins Partnership; thence S 77-01-46 W 652.74 feet to an iron pin on the eastern side of International Boulevard, thence with the curve of the eastern side of International Boulevard, the chord of which is N 14-43-03 E 1321.25 feet to the point of beginning.

TAX PARCEL#: 068-00-00-019

DERIVATION:

Deed from CBJ ENTERPRISES, LLC to SAI AUTOMOTIVE USA - Fountain Inn, Inc., d/b/a Faurecia Interior Systems, dated November 15, 2002 and recorded November 14, 2002 in Deed Book 609, page 175, Laurens County Records.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments and FILOT payments (pursuant to that certain Amended and Restated Fee in Lieu of Tax Agreement, dated as of December 1, 2010, among Grantor, Laurens County, South Carolina ("County"), and Wachovia Financial Services, Inc. or that certain Fee in Lieu of Tax (Conversion) Agreement dated as of February 1, 2016, between Grantor and the County) for the year 2016 and subsequent years, a lien not yet due and payable.
2. Declaration of Covenants, Conditions, Restrictions and Easements for Woodfield recorded in Deed Book 315, page 128, and re-recorded in Deed Book 318, page 9; as amended by an Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Woodfield recorded in Deed Book 319, page 231.
3. Declaration of Covenant recorded in Deed Book 250, page 349.
4. Declaration recorded in Deed Book 253, page 612.
5. Rights of Way to Duke Power in Deed Book 119, page 185, and Deed Book 318, page 87.

THE FOLLOWING MATTERS AS TO PARCEL #1 ONLY:

6. All Rights of Way, utility easements, drainage easements, and setbacks, as delineated on plat recorded in Plat Book A-57 at page 4, Laurens County Records.
7. All matters shown on the ALTA/ACSM LAND TITLE SURVEY for the "101 International Boulevard Project", dated 2/29/2016, prepared by Barrett Surveying Group.

THE FOLLOWING MATTERS AS TO PARCEL #2 only:

8. All Rights of Way, utility easements, drainage easements, and setbacks, as delineated on plat recorded in Plat Book A-255 at page 8, Laurens County Records.
9. All matters shown on the ALTA/ACSM LAND TITLE SURVEY for the "101 International Boulevard Project", dated 2/29/2016, prepared by Barrett Surveying Group.