

RECORDING REQUESTED BY  
HIGGS, FLETCHER & MACK

AND WHEN RECORDED MAIL TO

Name MARGARET ANNE PAYNE  
Street Address HIGGS, FLETCHER & MACK  
707 Broadway, Ste. 1800  
City & State San Diego, CA 92101

MAIL TAX STATEMENTS TO

Name Mr. & Mrs. A. M. HOBBS  
Street Address 4274 Point Loma Avenue  
City & State San Diego, CA 92107

4.00  
1.00

BOOK 1530 PAGE 159

RECORDED

TIME

1:59 P.M.

DATE

October 21, 1983

BY

Paul J. [Signature]

AMG

SAN DIEGO COUNTY

RECORDED THIS 24th DAY  
OF Oct 1983  
ASSessor, BERKELEY COUNTY, S.C.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Individual Grant Deed

TO 1923 CA (12-74)

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ -0-

( ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: ( ) City of \_\_\_\_\_, and  
LOVE AND AFFECTION and \$5.00

FOR ~~XXXXXXXXXXXXXXXXXXXX~~ receipt of which is hereby acknowledged,

ANN COLVIN HOBBS, as to all her right, title and interest

hereby GRANT(S) to ALLEN M. HOBBS and ANN C. HOBBS, Trustees Under  
Declaration of Trust dated 10/22/82,  
(ANN C. HOBBS SEPARATE PROPERTY ACCOUNT)

the following described real property in the

County of

Berkeley

, State of California:

South Carolina

RECORDED THIS

21

DAY

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED

OF

Oct

1983

HEREIN.

IN

3

PAGE

1402

Dated

8-18-83

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

} ss.

On \_\_\_\_\_ before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
ANN COLVIN HOBBS (or proved to me  
on the basis of satisfactory  
evidence)

~~XXXXXXXXXX~~ whose name is subscribed to the within  
instrument and acknowledged that she executed the same.  
WITNESS my hand and official seal.

Signature

[Signature]

Letnn M. Teixeira

ANN COLVIN HOBBS

WITNESS

WITNESS



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

Parcel 1: All that certain piece, parcel or tract of land situate, lying and being in St. James Goose Parish, Berkeley County, South Carolina, measuring and containing three hundred twenty-five (325) acres, more or less, and being bounded on the North by lands now or formerly of F. W. Hill and West Virginia Pulp & Paper Company; on the East by lands now or formerly of the West Virginia Pulp & Paper Company; on the South by lands now or formerly of the West Virginia Pulp & Paper Company and B. W. Rogers; and on the West by lands now or formerly of J. T. Riley and of the estate of Warren; the same being more fully shown and delineated on a certain map thereof made by N. J. Smith, Surveyor, dated March, 1951.

The lands hereinabove described having been conveyed to J. T. Riley by C. A. Rogers by his deed dated March 24, 1937 and recorded in the Office of the Clerk of Court for Dorchester County in Deed Book 68 as page 506; and by C. L. Woodard by his deed dated June 20, 1934 and recorded in the Office of the Clerk of Court for Berkeley County in Deed Book A60 at page 5 and by Carrie O. Johnston, et al. by their deed dated July 11, 1945 and recorded in the Office of the Clerk of Court for Berkeley County in Deed Book A60 at page 316.

This is the identical property conveyed to W. J. Colvin, Jr. by deed of J. T. Riley, dated June 12, 1951, recorded in the Office of the Clerk of Court for Berkeley County in Deed Book A-89 at page 41 and recorded in the Office of the Clerk of Court for Dorchester County in Deed Book 101 at page 51.

Together with all of the grantor's right, title and interest in and to the permanent right of way for ingress and egress more fully described in the deed of J. T. Riley to W. J. Colvin, Jr. referred to hereinabove.

Parcel 2: All that certain piece, parcel or tract of land situate, lying and being in Berkeley County, State of South Carolina, containing twenty-one and eight-tenths (21.8) acres, more or less, as shown on a plat made by Neely J. Smith, R.L.S., dated January, 1953, said plat by reference being made a part hereof, said tract being bounded on the North by lands now or formerly of Cephus Pringle and Adeline Pringle; on the East by lands now or formerly of J. T. Riley and Dan Rivers; on the South by lands now or formerly of Dan Rivers and on the West by lands now or formerly of Mose Pringle; said tract being a part of the lands conveyed to Jerry T. Riley by Betsy Mack, et al. by their deed dated April 4, 1932 and recorded in the Office of the Clerk of Court for Berkeley County in Deed Book A-58 at page 338 and is the identical property conveyed to W. J. Colvin, Jr. by deed of J. T. Riley, dated January, 1953, recorded in the Office of the Clerk of Court for Berkeley County in Deed Book A-92 at page 257.

EXHIBIT "A"

EXHIBIT "A"  
(Continued)

Parcel 3: All that piece, parcel or tract of land, situate, lying and being in Berkeley County, South Carolina, measuring and containing Thirty-two and two-tenths (32.2) acres, more or less, butting and bounding Northeast by lands now or formerly of Waring; Southeast by lands now or formerly of W. J. Colvin, Jr., lands now or formerly of J. T. Riley and lands now or formerly of Dan Rivers; Southwest by lands now or formerly of W. J. Colvin, Jr.; and Northwest by lands now or formerly of W. J. Colvin, W. J. Colvin's road and lands now or formerly of W. J. Colvin; the same being more fully shown by plat thereof made by N. J. Smith, Registered Surveyor, dated January, 1959 and recorded in Plat Book "L", page 150.

The lands herein conveyed are a portion of the lands conveyed by Betsy Mack, et al. to Jerry T. Riley by deed dated April 4, 1932 and recorded in Book A-58, page 338, Clerk of Court's office for Berkeley County and are the identical lands conveyed to W. J. Colvin, Jr., by deed of Jerry T. Riley, dated January 7, 1959, recorded in the Office of the Clerk of Court for Berkeley County in Deed Book A-110 at page 89.

Parcel 4: All that certain piece, parcel or tract of land situate, lying and being in St. James Goose Creek Parish, Berkeley County, South Carolina, measuring and containing eighty-five and six-tenths (85.6) acres, more or less, and being bounded on the North and Northeast by lands now or formerly of W. J. Colvin, Jr.; on the Southeast by lands now or formerly of the estate of Waring and also an old tram road separating the said lands from lands now or formerly of Jerry T. Riley; and on the West by lands now or formerly of N. J. Smith, of Gaddis, of Mary Capers and of Kline Pringle, together with a perpetual easement over the old tram road on the Southeastern boundary.

The lands hereinabove described being more fully set forth and delineated on a certain map thereof made by N. J. Smith, Registered Land Surveyor, dated February, 1952.

This is the identical property conveyed to W. J. Colvin, Jr. by deed of Jerry T. Riley, dated August 25, 1952, recorded in the Office of the Clerk of Court for Berkeley County in Deed Book A-91 at page 291.

EXHIBIT "A"