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0063283 Bk: 1656 Pg: 0156

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY) TITLE TO REAL ESTATE
(LIMITED WARRANTY)

NOW, KNOW ALL MEN BY THESE PRESENTS, WESTVACO CORPORATION, in consideration of the sum of One Hundred Ninety-Eight Thousand Twenty-Seven and 50/100 (\$198,027.50) Dollars, to it in hand paid at and before the sealing of these presents by HOMEPLACE DEVELOPMENT, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, unto the said HOMEPLACE DEVELOPMENT, its successors and assigns, the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Grantee Address: PO Box 1307
Pacowell, S.C. 29812

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

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said HOMEPLACE DEVELOPMENT, its heirs, successors and assigns forever.

AND WESTVACO CORPORATION does hereby bind itself and its successors, assigns, executors, and administrators, to warrant and forever defend, all and singular, the said Premises unto the said HOMEPLACE DEVELOPMENT, its heirs, successors and assigns, against it and its heirs and assigns, lawfully claiming, or to claim the same or any part thereof.

RECEIVED
BERKELEY
ASSESSOR'S OFFICE
Date 11/17/99

FILED, RECORDED, INDEXED
06/07/1999 04:18:51PM
Rec Fee: 11.00 St Fee: 516.10
Co Fee: 216.35 Pages: 5
Issued to: MOORE & VAN ALLEN
Register of Deeds Berkeley Co. SC
Cynthia B. Forte

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WITNESS its hand and seal, this 14th day of May, in the year of our Lord one thousand nine hundred and ninety-nine and in the two hundred and twenty-third year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Quilda Zuercher
Heather Ann McCon

WESTVACO CORPORATION

By: [Signature]
Its: Executive Vice President

AX

STATE OF NEW YORK)

COUNTY OF New York)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 14th day of May, 1999, by Westvaco Corporation by its duly authorized officer.

Alfred C Knight
NOTARY PUBLIC FOR NEW YORK
MY COMMISSION EXPIRES: _____
AFFIX SEAL

ALFRED C. KNIGHT
Notary Public, State of New York
No. 84-7014170-02 KN7314170
Qualified in New York County
Commission Expires Feb. 28, 2001
2001

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Return To:
Theodore C HARTER
PO Box 563
Charleston SC 29402

EXHIBIT "A"

ALL those pieces, parcels or tracts of land, situate, lying and being in the City of Hanahan, State of South Carolina, County of Berkeley, and known as Tracts "A1", "A3", Residual of Tract "A" and that strip of land to be a new road right of way containing 5.635 acres, more or less, and shown as "North Pointe Ind. Blvd. 75' R/W" and "80' R/W" and "Magi Road 50' R/W" running from North Rhett Avenue westerly along Tracts A1 and A2 and then southerly along the western boundaries of Tracts A2 and A3, all as shown on a plat prepared by Trico Engineering Consultants, Inc. entitled "Subdivision Plat Showing the Subdivision of Tract "A", a 138.206 Acre Tract of Land into Tract "A1", a 10.127 Acre Tract of Land, Tract "A2", a 23.711 Acre Tract of Land, Tract "A3", an 18.537 Acre Tract of Land and Residual Tract "A", an 80.197 Acre Tract of Land, Property of Westvaco Corporation, Located in the City of Hanahan, Berkeley County, South Carolina" which plat is dated May 20, 1999 and recorded in the RMC Office for Berkeley County on in Cabinet O at Page 64-B, to which reference is hereby craved for a more complete description thereof.

Reserving unto Grantor, its successors and assigns, an appurtenant, non-exclusive, assignable, commercial easement for pedestrian and vehicular access, ingress and egress along that certain property shown as "Proposed 75' Road R/W" and "North Pointe Ind. Blvd. 75' R/W, 80' R/W" adjacent to the 140' SCE&G R/W as shown on the plat in order to provide access to residual lands of Grantor, said easement to terminate at such time as the proposed road is constructed and publicly dedicated. The aforescribed easement shall be deemed to be integral to, inhering in and essential to Grantor's purposes in connection with residual property owned by Grantor and said easement shall run with the title to the remaining property owned by Grantor.

The above parcels are a portion of a much larger tract of land conveyed to West Virginia Pulp and Paper Company (now Westvaco Corporation) by deed of The Uxbridge Co. dated July 1, 1942 and recorded July 3, 194 in the RMC Office for Berkeley County in Book A-70 at page 106.

TMS No. Portion of 259-00-00-014

EXHIBIT "B"

1. 1999 taxes, not yet due and payable, and roll back taxes attributable to the property.
2. All easements and road rights-of-way of record and as shown on the aforescribed plat.
3. Access to some of the parcels herein conveyed will be via a road to be constructed by Grantee or related entities and there is no access to said parcels as of the date hereof.
4. Jurisdiction of United States Army Corps of Engineers and other governmental authorities with respect to wetlands and wetland buffer areas as shown on the plat.
5. Declaration of restrictive covenants for the Brown Tract dated October 22, 1998 and recorded November 10, 1998 in the RMC Office for Berkeley County in Book 1479 at page 227.
6. 100' SCPSA Right-of-Way, Drainage Easements, 140' S.C.E.&G. R/W, Proposed Road R/W, Proposed Future Road R/W and 10' Bell South Easement as shown on the aforescribed plat.

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

AFFIDAVIT

Date of Transfer of Title
(Closing Date) June 7, 1999

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 is being transferred BY Westvaco Corporation TO Homeplace Development ON June 7, 1999.
3. Check one of the following: *The DEED is*
 - (a) X 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 as a transfer to a trust or as distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (exemption#)
(Explanation if required) _____
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$198,027.50.
 - (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 X 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) \$198,027.50 the amount listed in item 4 above
 - (b) \$0.00 the amount listed in item 5 above (no amount place zero)
 - (c) \$198,027.50 Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney.
8. 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.

Elizabeth W. Settle
 Grantor, Grantee, or Legal Representative
 connected with this transaction

Sworn to before me this 7th
 day of June, 1999

Elizabeth W. Settle
 Notary Public for South Carolina
 My Commission Expires: 5/7/03

Elizabeth W. Settle
 Print or Type Name here