

STATE OF SOUTH CAROLINA

LIMITED WARRANTY DEED

COUNTY OF BERKELEY

KNOW ALL MEN BY THESE PRESENTS THAT C.S. CARTER ("Grantor") in consideration of the sum of Five Dollars (\$5.00) to the Grantor in hand paid at and before the sealing of these presents by SUMMERVILLE LAND CORPORATION ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO

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 Grantee hereinabove named, and Grantee's Heirs and assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee hereinabove named, and the Grantee's Heirs and assigns against the Grantor and the Grantor's successors and assigns, lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set their Hands and Seals this 17 day of May, 1999.

  
First Witness Signs Here

  
C.S. Carter

  
Second Witness Signs Here

Doc # 0072923 EXEMPT  
FILED, RECORDED, INDEXED  
10/04/1999 04:37:12PM  
Rec Fee: 10.00 Pages: 4  
Register of Deeds Berkeley Co. SC  
Cynthia B. Forte  
Issued to: MCRAIR LAW FIRM

Charleston: 167745

RECEIVED  
BERKELEY COUNTY  
ASSESSOR'S OFFICE  
Date OCT 20 1999

4

STATE OF SOUTH CAROLINA )

COUNTY OF DORCHESTER )

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that C.S. Carter, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 17<sup>th</sup> day of May, 1999

  
Name of Notary Public

Notary Public, State of South Carolina

My commission expires: 7/22/97

Charleston: 167748

EXHIBIT "A"

ALL that piece, parcel, and tract of land, together with improvements thereon, located in Berkeley County, South Carolina, shown and designated as "1380 Sq. Ft. 0.032 Acres to be conveyed to Summerville Land Corp.", on a plat entitled, "A BOUNDARY LINE ADJUSTMENT PLAT OF A 37.116 ACRE TRACT AND A 5' INGRESS/EGRESS AND GENERAL UTILITY EASEMENT OWNED BY SUMMERVILLE LAND CORPORATION LOCATED IN 2<sup>ND</sup> ST. JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA", by Southeastern Surveying, Inc., dated January 13, 1999, and recorded in Plat Cabinet O, Page 40-B, in the RMC Office for Berkeley County.

Said property has such size, shapes, buttings, boundings, and dimensions, as will by reference to said plat more fully and at large appear.

Said property is to be added to and become a part of the "75' Ingress/Egress And General Utility Easement" as more fully shown on said plat.

Being a portion of the property conveyed to C.S. Carter by Deed of Laurie S. Burbage, Sr., dated March 28, 1992, and recorded March 27, 1992, in Book 71, Page 46, in the RMC Office for Berkeley County.

TMS No. 207-00-02-001

Grantee's Address:

Summerville Land Corporation  
David R. Schools, President  
4401 Daley Avenue  
Charleston, SC 29405

Charleston: 167745

STATE OF SOUTH CAROLINA

## AFFIDAVIT

COUNTY OF \_\_\_\_\_

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and say:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred BY C.S. Carter TO Summerville Land Corporation ON the \_\_\_\_\_ day of May, 1999.
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 distribution to a trust beneficiary.
  - (c) x \_\_\_\_\_ EXEMPT from the deed recording fee because (exemption # 1)  
(Explanation If required. The amount paid is less than \$100.00.  
(If exempt, please skip items 4-6, and go to item 8 on this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
  - (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 X to the following: A lien of 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) \$ \_\_\_\_\_ the amount listed in item 4 above.
  - (b) \$ \_\_\_\_\_ the amount listed in item 5 above (no amount place zero).
  - (c) \$ \_\_\_\_\_ 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: Grantor, Grantee or Legal Representative.
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.

C. S. Carter  
Grantor, Grantee, or Legal Representative connected  
with this transaction (sign here)

C. S. Carter  
(Print or Type name here) C.S. Carter

Sworn to before me this 17<sup>th</sup> day  
of May, 1999

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 7/2-97  
(NOTARY AFFIX SEAL)

Charleston: 167745