

**Berkeley County  
Cynthia B. Forte  
Register of Deeds  
Moncks Corner 294616120**

00087995 Vol: 6192 Pg: 293



53 2006 00087995

**Instrument Number:** 2006- 00087995

As  
Deed

**Recorded On:** December 11, 2006**Parties:** MEADWESTVACO FORESTRY LLC

To  
SMOAK BURBAGE

**Billable Pages:** 3**Recorded By:** REEVES, JAMES E**Num Of Pages:** 8**Comment:****\*\* Examined and Charged as Follows: \*\***

Deed 13.00

**Recording Charge:** 13.00

	Tax Amount	Consideration Amount	RS#/CS#		
Deed Tax	28,856.30	7,798,738.00	D 14798	Deed State Tax	20,277.40
				Deed County Tax	8,578.90
<b>Tax Charge:</b>	<b>28,856.30</b>				

RECEIVED

Dec 11, 2006

ASSESSOR  
BERKELEY COUNTY SC  
JANET B. JURSKO  
AUDITOR BERKELEY COUNTY SC

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Berkeley County, SC

**File Information:****Record and Return To:**

Document Number:	2006- 00087995	REEVES, JAMES E
Receipt Number:	91963	400 N CEDAR ST
Recorded Date/Time:	December 11, 2006 12:28:40P	SUMMERVILLE SC 29483
Book-Vol/Pg:	Bk-R VI-6192 Pg-293	
Cashier / Station:	H Sexton / Cash Station 2	



*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

James E. Reeves, Esquire  
JAMES E. REEVES, P.A.  
400 N. Cedar Street  
Summerville, SC 29483

00087995 Vol: 6192 Pg: 294

## LIMITED WARRANTY DEED

STATE OF SOUTH CAROLINA       )  
  )  
COUNTY OF BERKELEY            )

KNOW ALL MEN BY THESE PRESENTS, that MEADWESTVACO FORESTRY, LLC, a Delaware limited liability company, successor in title to Westvaco Corporation, a Delaware corporation, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration at and before the sealing of these Presents by BURBAGE SMOAK, the receipt of which is hereby acknowledged, HATH GRANTED, Bargained, Sold and Released, and by these Presents DOTH GRANT, Bargain, Sell and Release unto said BURBAGE SMOAK, his heirs and assigns forever, the Premises, known as a portion of the Harvey Tract, and containing 181.366 acres, more or less, and situated in Berkeley County, and hereafter further described in Exhibit "A" attached hereto and subject to the Permitted Exceptions on such Exhibit "B".

Being a portion of the property conveyed by Westvaco Corporation, a Delaware corporation, to MeadWestvaco Forestry, LLC, a Delaware limited liability company, by deed dated December 30, 2002, recorded in the Register of Deeds for Berkeley County on May 27, 2003, in Book 3325, Page 98.

TOGETHR with all and singular the rights, members, hereditaments and appurtenances to the Premises belonging or in anywise thereto incident or appertaining.

TO HAVE AND TO HOLD, all and singular the Premises before mentioned unto said BURBAGE SMOAK, his heirs and assigns forever.

Grantees Address: 145 Londonderry Road, Goose Creek, SC 29445

7

And said MEADWESTVACO FORESTRY, LLC, doth hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the Premises unto said BURBAGE SMOAK, his heirs and assigns, against itself, its successors, heirs and assigns lawfully claiming the same, or any part hereof.

IN WITNESS WHEREOF, MEADWESTVACO FORESTRY, LLC, has caused these Presents to be executed in its name by Marvin E. Hundley, as Vice President-Forestry, as of the 14<sup>th</sup> day of November in the year of Our Lord Two Thousand Six in the Two Hundred and Thirtieth Year of the Sovereignty and Independence of the United States of America.

Signed and Delivered  
in the Presence of

Patricia R. LeBranche  
Nancy K. Franklin

MEADWESTVACO FORESTRY, LLC

By: Marvin E. Hundley  
Marvin E. Hundley  
Vice President-Forestry

FORM OF ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA)

COUNTY OF Berkeley )

I, Miriam L. Holladay, a Notary Public for South Carolina, do hereby certify that Marvin E. Hundley, Vice President-Forestry, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 14<sup>th</sup> day of November 2006.

Miriam L. Holladay (SEAL)  
Notary Public for South Carolina

My commission expires July 22, 2008.

EXHIBIT "A"  
Property Description

All that certain tract of land situated in the New Hope Area in Berkeley County, S. C., containing in aggregate 181.366 acres, more or less, and described as follows:

Beginning at the most south easterly point on the survey which is represented by a ½" iron rod found at the intersection point of the R/W of S-8-16 (66' R/W) and the property line between the subject parcel and a parcel owned by the Berkeley Electric Cooperative; Thence N 57°-13'-29"W along the land of Berkeley Electric Cooperative for a distance of 574.87' to a 1" iron rod found by a concrete monument; Thence N55°-49'-36"W along the land of Berkeley Electric Cooperative for a distance of 127.32' to a ½ " iron rod found; Thence N 54°-51'-20"W along the lands of Jerry and Annece Gregory, also Irene C. and James E. Copeland, Jr., for a distance of 1468.32' to an I beam found; Thence N53°-10'-52" W along four tracts owned by John and Judith White whose TMS Nos. are 207-00-01-094, 095, 096 and 005 for a distance of 2192.53' to a 1" open end pipe found; Thence N53°-42'-49"W along the land of Burbage Smoak for a distance of 415.89' to a 1" rebar found; N55°-59'-15"W along the land of Burbage Smoak for a distance of 172.55' to a 1" rebar found; Thence N53°-31'-29"W along the land of Burbage Smoak for a distance of 598.08' to a 1" rebar found; Thence N52°-58'-15"W along the land of Burbage Smoak for a distance 98.70' to a 1" rebar found. This is a common corner with Tammy Crenshaw, MeadWestvaco Forestry, LLC, and Burbage Smoak. Thence N52°-58'-15"W along the land of Tammy Crenshaw for a distance of 305.14' to a 1" rebar set. This is a common corner which separates the subject tract from the residual being retained by MeadWestvaco Forestry, LLC, and is also a common corner with Tammy Crenshaw; Thence 41°-25'-41"E along the residual of MeadWestvaco Forestry, LLC, for a distance of 612.33' to a 1" rebar set on the eastern edge of a dirt road; Thence N27°-59'-01"E along the residual of MeadWestvaco Forestry, LLC, for a distance of 136.72' to a 1" rebar set on the eastern edge of the dirt road; Thence N44°-39'-40"E along the residual of MeadWestvaco Forestry, LLC, for a distance of 69.23' to a 1" Rebar set on the eastern edge of the dirt road; Thence N69°-09'-43"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 280.62' to a 1" rebar set on the eastern edge of the dirt road; Thence N84°-54'-43"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 90.79' to a 1" rebar set on an eastern edge of a dirt road; Thence S80°-31'-07"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 264.13' to a 1" rebar set on the eastern edge of a dirt road; Thence S69°-49'-51"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 123.71' to a 1" rebar set on an eastern edge of a dirt road; Thence S78°-30'-32"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 118.94' to a 1" rebar set on the eastern edge of a dirt road; Thence S84°-19'-58"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 160.57' to a 1" rebar set on the eastern edged of a dirt road; Thence N84°-42'-26"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 133.66' to a 1" rebar set on the eastern edge of a dirt road; Thence N79°-37'-20"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 230.85' to a 1" rebar found; Thence N73°- 16'-37"E along the

residual and of MeadWestvaco Forestry, LLC, for a distance of 120.80' to a 1" rebar set at the intersection point of the eastern edge of the dirt road and at the center line of a drain in the major floodway; Thence departing from the dirt road and running with the center line of the drain S36°-08'-00"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 423.53' to a 1" rebar set in the drain; Thence S 16°-05'-08"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 45.12' to a 1" rebar set in the drain; Thence S39°-47'-43"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 624.56' to a 1" rebar set in the drain; Thence S69°-06'-08"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 435.61' to a 1" rebar set in the drain; Thence S53°-08'-58"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 535.39' to a 1" rebar set in the drain; Thence N77°-31'-18"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 239.43' to a 1" rebar set in the drain; Thence N56°-56'-16"W along the residual land of MeadWestvaco Forestry, LLC, for a distance of 535.21' to a 1" rebar set in the drain; Thence N78°-57'-48"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 263.30' to a 1" rebar set in drain; Thence S69°-14'-41"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 215.85' to a 1" rebar set in drain; Thence S57°-24'-15"E along the residual land of MeadWestvaco Forestry, LLC, for a distance of 247.36' to a 1" rebar set at the intersection point of the drain and the 66' R/W of S-8-16 (Jedburg Road); Thence S32°-01'-54"W along the R/W of S-8-16 to a 1" rebar found; Thence along the arc of a curve whose chord bearing is S40°-31'-47"W for a distance of 554.71' along the chord; this curve has a delta angle of 16°-59'-46" and a radius of 1876.86'; Thence S49°-01'-40"W along the R/W of S-18-6 for a distance of 811.63' to the point of beginning.

All of which is more particularly shown on a plat by Paul C. Lawson, Jr., P.L.S., dated September 18, 2006, and recorded in Plat Cabinet R, Page 189B in the Office of the Register of Deeds for Berkeley County.

The property described herein was conveyed to West Virginia Pulp and Paper Company by W. C. Smith, et al, by deed dated April 20, 1957, and recorded May 3, 1957, in Deed Book C-51, Page 580 in the Office of the Register of Deeds for Berkeley County.

Being a portion of the same property conveyed by Westvaco Corporation, a Delaware corporation, to MeadWestvaco Forestry, LLC, a Delaware limited liability company, by deed dated December 30, 2002, and recorded May 27, 2004, in the Office of the Register of Deeds in Deed Book 3325, Page 98.

EXHIBIT "B"  
Permitted Exceptions

The followings are Permitted Exceptions:

1. All liens for taxes, assessments, both general and special, and other governmental charges which are not yet due and payable.
2. All building codes and zoning ordinances and other laws, ordinances, regulations, rules, orders, or determination of any federal, state, county, municipal or other governmental authority heretofore, now or hereafter enacted, made or issued by any such authority affecting the Premises.
3. All electric power, telephone, gas, sanitary sewer, storm sewer, water and other utility lines, pipelines, service lines and facilities of any nature now located on, over or under the Premises.
4. All existing public and private roads and streets (whether dedicated or undedicated), and all railroad lines and rights-of-way affecting the Premises.
5. Rights of riparian landowners for the use and the continued flow of the streams and creeks running over, upon, and through the Premises, if any.
6. All encroachments, overlaps, and boundary line disputes, and other similar matters not of records which would be disclosed by an accurate surveyor inspection of the Premises.
7. All licenses, easements, rights-of-way and other agreements of record.
8. Any loss or claim due to lack of access to all or any portion of the Premises.
9. Rights and claims of parties in possession of the Premises.
10. All minerals located upon or under the Premises heretofore excepted or reserved by any person other than Grantor and all mining, extraction, and other related rights to use the Premises as are set forth in any prior instrument of record.
11. Development and use restrictions and conditions imposed by Federal, State, and local laws with respect to those portions of the property designated as "wetlands."

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF BERKELEY )

## 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 181.366 acres, more or less, and bearing Berkeley County Tax Map Number 207-00-01-056 and was transferred by **MeadWestvaco Forestry, LLC** to Burbage Smoak on November 30, 2006.
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 is a transfer to a trust or as distribution to a trust beneficiary.
  - (c) \_\_\_\_\_ EXEMPT from the deed recording fee because (exemptions # \_\_\_\_\_) (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 \$7,798,738.00.
  - (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 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) \$7,798,738.00 the amount listed in Item 4 above.
  - (b) \_\_\_\_\_ the amount listed in Item 5 above (no amount place zero).
  - (c) \$7,798,738.00 subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above, and the deed recording fee due is \$28,856.30.
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 it 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.

Carol C. Brode  
 Grantor, Grantee, Legal Representative  
 connected with this transaction

Carol C. Brode  
 Print or Type Name Here

SWORN to before me this 29th  
 day of November 2006

Carolyn E. Knight  
 Notary Public for South Carolina  
 My Commission Expires 11/16/09