

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

00016018 Vol: 6569 Pg: 284



53 2007 00016018

Instrument Number: 2007- 00016018**Recorded On:** May 16, 2007**As
Deed****Parties:** BROWN & THARP LLC**To**

INDIAN FIELD INVESTMENTS LLC

Billable Pages: 3**Recorded By:** DODDS & HENNESSY**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	556.85	150,425.00	D 3531

Deed State Tax	391.30	Deed County Tax	165.55
----------------	--------	-----------------	--------

Tax Charge: 556.85

RECEIVED

May 16, 2007

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:

Document Number: 2007- 00016018

Receipt Number: 119923

Recorded Date/Time: May 16, 2007 10:17:07A

Book-Vol/Pg: Bk-R VI-6569 Pg-284

Cashier / Station: H Sexton / Cash Station 2

Record and Return To:

DODDS & HENNESSY

P.O. BOX 298

CHARLESTON SC 29402



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY) TITLE TO REAL ESTATE
) (Deed Drawn-Title Not Examined)

KNOW ALL MEN BY THESE PRESENTS, that **BROWN & THARP, LLC**, in the State aforesaid for and in consideration of the sum of **Five and 00/100 (\$5.00) Dollars** being the true and legal consideration to it in hand paid at and before the sealing and delivery of these presents by **INDIAN FIELD INVESTMENTS, LLC** a fifty (50%) percent interest, **HTS INVESTMENTS, LLC** a twenty-five (25%) interest, and **SIDNEY MORRIS** a twenty-five (25%) interest, in the state aforesaid, county aforesaid (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents do hereby grant, bargain, sell and release unto the said Grantee, **INDIAN FIELD INVESTMENTS, LLC**, its successors and assigns, a fifty (50%) percent interest, **HTS INVESTMENTS, LLC**, its successors and assigns, a twenty-five (25%) interest, and **SIDNEY MORRIS**, his heirs and assigns, a twenty-five (25%) interest, in the following described real property, to-wit:

ALL that piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being in First Goose Creek Parish, County of Berkeley, State of South Carolina, Measuring and Containing **60.36 acres**, more or less, and being more fully shown and delineated on that certain plat entitled, "PLAT OF 60.36 AC. OWNED BY TROY & SARAH WINN ABOUT TO BE CONVEYED TO ROBERT M. BROWN AND HOWARD L. THARP...", prepared by Hager E. Metts, RLS, dated August 14, 1995, recorded in the Office of the RMC for Berkeley County, SC in Plat Cabinet L, Page 218-A; reference is hereby craved to said plat and same is made a part and parcel of this description.

TOGETHER WITH a perpetual easement and right of way in ingress, egress, regress and for construction, maintenance and use of utilities and road way established by Deed of Easement for Access from Hazel M. Blackwell to Brown & Tharp LLC dated May 15, 2002 and recorded in Book 2740 at Page 98, in the ROD Office for Berkeley County, SC.

Saving and Excepting all that certain piece, parcel or tract of land together with the buildings and improvements thereon, situate, lying and being in the County of Berkeley County, State of South Carolina, measuring and containing Twenty-Six Hundredths (0.26) of an acre, more or less, and butting and bounding as follows, to-wit: On the North a distance of 40.37 feet along lands now or formerly of Ben N. & William D. Hill; on the East a distance of 286.83 feet along lands now or formerly of James Thrower, et al; on the South by Tract "A" as shown and delineated on the plat which reference is hereafter made; on the West a distance of 292.28 feet along lands now or formerly of Robert M. Brown and Howard L. Tharp. Said tract of land being more fully shown and delineated as "Tract 'B'- 0.26 AC.," on a plat entitled "PLAT OF 2.32 ACRES OWNED BY: ROBERT M. BROWN & HOWARD L. THARP BEING SUBDIVIDED INTO PARCELS A & B PARCEL "A" IS A 40' WIDE EASEMENT CONTAINING 2.06 ACRES. Parcel "B" CONTAINING 0.26 AC. IS ABOUT TO BE CONVEYED TO BEN N. HILL & WILLIAM D. HILL, JR., BERKELEY COUNTY, SOUTH CAROLINA", prepared by Hager Eddie Metts, RLS, dated January 5, 1998, revised February 26, 1998, a copy of which is recorded in the ROD Office for Berkeley County in Plat Cabinet N, at Page 132-B, reference to which plat is hereby craved for a more accurate and complete description of the tract of land conveyed herein.

BEING the same property conveyed to Brown & Tharp, LLC by deed of Robert M. Brown and Howard L. Tharp dated March 5, 2001 and recorded in the Office of the RMC for Berkeley County, SC in Book 02173 at Page 104.

TMS# 174-00-00-004

Grantee's address: INDIAN FIELD INVESTMENTS, LLC
130 Indian Field Drive, Bonneau, SC 29431

HTS INVESTMENTS, LLC
2008 Palm Boulevard, Isle of Palms, SC 29451

SIDNEY MORRIS

c/o Cisa & Dodds

858 Lowcountry Blvd. Suite 101, Mt. Pleasant, SC 29464
TOGETHER with all and singular the rights, members, hereditaments, and

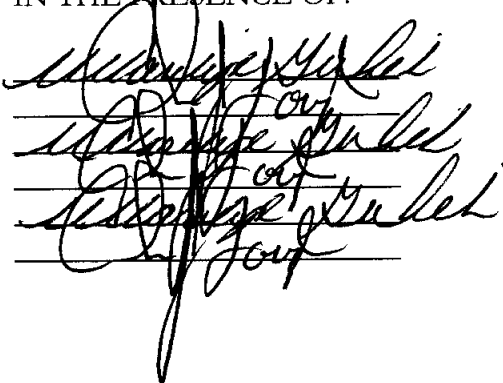
appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned,
unto the said Grantee, his heirs/successors and assigns forever.

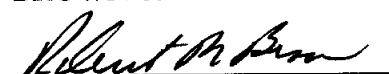

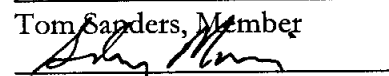
AND that the said, **BROWN & THARP, LLC** does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Grantees, its successors, heirs, and assigns, against itself and its successors, subject to the conditions and restrictions as stated herein, matters on Exhibit "A" attached hereto, and subject to real property taxes for the year of 2007, and thereafter.

WITNESS my Hand and Seal, this 14 day of May, in the year of our Lord Two Thousand and Seven in the Two Hundred Thirty-First year of sovereignty and independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



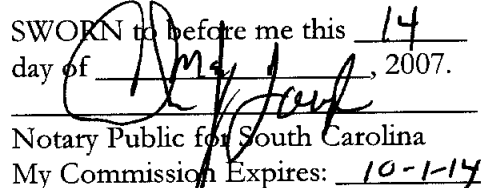
BROWN & THARP

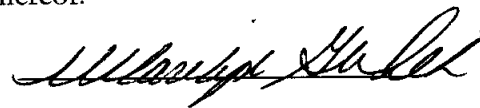

Robert M. Brown, Member

Tom Sanders, Member

Sidney Morris, Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named, **BROWN & THARP, LLC**, by **Robert M. Brown, Member**, sign, seal and as their act and deed deliver the within written Deed, and that (s)he with the undersigned Notary Public witnessed the execution thereof.

SWORN to before me this 14
day of May, 2007.

Notary Public for South Carolina
My Commission Expires: 10-1-14



Wangye Guo

Wendy Gudel

“EXHIBIT A”

Exceptions as follows:

1. 40' Ingress/Engress and general utility easement shown on plat entitled, “Plat of 2.32 acres owned by: Robert M. Brown & Howard L. Tharp being subdivided into Parcels A & B Parcel “A” is a 40' wide easement containing 2.06 acres, Parcel “B” containing 0.26 AC. is about to be conveyed to Ben N. Hill & William D. Hill, Jr. Berkeley County, South Carolina”, prepared by Hager Eddie Metts, RLS, dated January 5, 1998, revised February 26, 1998, a copy of which is recorded in the ROD Office for Berkeley County in Plat Cabinet N at Page 132-B.
2. Terms and Conditions of Order in Case #96-CP-08-1099 entitled, “Donald M. Varner, et al –v- Howard L. Tharp and Robert M. Brown” filed February 6, 1998, aforesaid records.
3. Title to Sewer System and all property used for wastewater collection evidenced by Bill of Sale to Berkeley County Water and Sanitation Authority recorded November 8, 2006 in Book 6112, Page 274, and deed recorded in Book 6112, Page 279, aforesaid records.
4. Easement to South Carolina Power Company dated October 29, 1935 and recorded in Book C-18-B, Page 147, aforesaid records.

STATE OF SOUTH CAROLINA,)
COUNTY OF BERKELEY. }

AFFIDAVIT

Date of Transfer of Title
Closing Date 5/14, 2007

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 **BROWN & THARP, LLC** to **INDIAN FIELD INVESTMENTS, LLC and HTS INVESTMENTS, LLC** on 5/14, 2007.
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) XX EXEMPT from deed recording fee because #8
Explanation: _____
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 XX 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 if this lien or encumbrance is \$ _____.
6. The Deed recording fee is computed as follows:
 - (A) \$ _____ the amount listed in item 4 above.
 - (B) \$ _____ 0.00 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: ATTORNEY
(Grantor, Grantee or Attorney that prepared the form).
8. Check if property other than Real Property is be transferred on this Deed.
 - (A) _____ Mobile home
 - (B) _____ Other
9. _____ DEED OF DISTRIBUTION – ATTORNEY'S AFFIDAVIT: Estate of _____ deceased CASE NO.: _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that he is licensed to practice law in the State of South Carolina; that he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____, deceased and that the grantee(s) there in are correct and conform to the estate file for the above named decedent.
10. 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.

SWORN this 14 Day of May, 2007.

William J. Loudon
Notary Public for South Carolina
My Commission Expires 4-1-11

SIGNED: _____
Attorney that prepared this form
CHRIS J. LOUDON
Type or Print Name here

STATE OF SOUTH CAROLINA,)
COUNTY OF BERKELEY. }

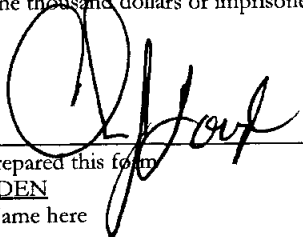
AFFIDAVIT

Date of Transfer of Title
Closing Date 5/14, 2007

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 **BROWN & THARP, LLC** to **SIDNEY MORRIS** on 5/14, 2007.
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) XX 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 deed recording fee because _____
Explanation: _____
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) XX The fee is computed on the fair market value of the realty as established for property tax purposes which is \$150,425.00.
5. Check YES ___ or NO XX 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 if this lien or encumbrance is \$ _____.
6. The Deed recording fee is computed as follows:
 - (A) \$150,425.00 the amount listed in item 4 above.
 - (B) \$ _____ 0.00 the amount listed in item 5 above. (no amount place zero)
 - (C) \$ 150,425.00 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
(Grantor, Grantee or Attorney that prepared the form).
8. Check if property other than Real Property is be transferred on this Deed.
 - (A) ___ Mobile home
 - (B) ___ Other
9. ___ DEED OF DISTRIBUTION – ATTORNEY'S AFFIDAVIT: Estate of _____ deceased CASE NO.: _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that he is licensed to practice law in the State of South Carolina; that he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____, deceased and that the grantee(s) there in are correct and conform to the estate file for the above named decedent.
10. 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.

SWORN this 14 Day of May, 2007.
Chris J. Loudon
Notary Public for South Carolina
My Commission Expires 4-11-11

SIGNED: 
Attorney that prepared this form
CHRIS J. LOUDON
Type or Print Name here