

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY AND)
COUNTY OF CHARLESTON)
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that WESTVACO DEVELOPMENT CORPORATION (subsequently sometimes referred to as Grantor), for and in consideration of the sum of THREE MILLION SEVEN HUNDRED NINETY-ONE THOUSAND FIVE HUNDRED AND NO/100 (\$3,791,500.00) DOLLARS, to it in hand paid at and before the sealing of these presents, by VAUGHN DEVELOPMENT, INC. ("Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the restrictions, reservations and exceptions hereinafter set forth, unto Grantee, the following described property ("Property"):

C15

ALL that certain piece, parcel or tract of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "The Hamlets of Crowfield, Section 'C15', a Portion of TMS No. 234-00-00-054, 37.252 Acres" on the plat prepared by Westvaco Development Corporation dated September 27, 2000, entitled "PLAT SHOWING THE HAMLETS OF CROWFIELD, SECTION "C15", 37.252 ACRES, A PORTION OF PARCEL XII, PROPERTY OF WESTVACO DEVELOPMENT CORPORATION, LOCATED ON CROWFIELD PLANTATION IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on November 15, 2000 in Plat Cabinet O at Page 324B. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 26, 1988, recorded in the Berkeley County RMC Office in Book A784, Page 13.

TMS #: 243-05-04-046

FILED, RECORDED, INDEXED
05/03/2002 04:49:14PM
Rec Fee: 20.00 St Fee: 9503.00
Co Fee: 4020.50 Pages: 14
Issued to: CISA & DODDS
Register of Deeds Berkeley Co. SC
Cynthia B. Forte

14

C19, C20

ALL that certain piece, parcel or tract of land, situated, lying and being partially in Berkeley County and partially in Charleston County, South Carolina, shown and designated as "87.01 Ac." on the plat prepared by Ashley Surveying, Inc. dated August 24, 2001, entitled "BOUNDARY SURVEY OF 87.01 ACRES PROPERTY OWNED BY WESTVACO DEVELOPMENT CORPORATION, LOCATED IN THE CITY OF GOOSE CREEK, 13.23 ACRES IN CHARLESTON COUNTY, AND 72.78 ACRES IN BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on September 26, 2001 in Plat Cabinet P at Page 85-E and in the RMC Office for Charleston County in Plat Book EF at page 138. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 26, 1988, recorded November 28, 1988 in the Berkeley County RMC Office in Book A784, Page 13 and being a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 26, 1988 and recorded May 25, 1989 in the Charleston County RMC Office in Book R184 at page 127.

TMS #: 243-09-02-001 (Berkeley County)

TMS #: 487-00-00-026 (Charleston County)

C16, Lot 37

ALL that certain piece, parcel or tract of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Lot 37, 26,911 sq. ft., 0.618 acres" on the plat prepared by Westvaco Development Corporation dated April 13, 2000, entitled "PLAT SHOWING THE HAMLETS OF CROWFIELD, SECTION "C16", PROPERTY OF WESTVACO DEVELOPMENT CORPORATION, LOCATED ON CROWFIELD PLANTATION IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on April 25, 2000 in Plat Cabinet O at Page 221B. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 26, 1988, recorded in the Berkeley County RMC Office in Book A784, Page 13.

Stratford Gardens

ALL those certain pieces, parcels or tracts of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Lot 1, Block A, 0.161 Ac." and "Lot 2, Block A, 0.124 Ac." on the plat prepared by Ashley Surveying, Inc. dated June 29, 2001, entitled "RESUBDIVISION OF LOTS 1 & 2, BLOCK A, STRATFORD GARDENS AT CROWFIELD PLANTATION OWNED BY WESTVACO DEVELOPMENT CORP. LOCATED IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on July 16, 2001 in Plat Cabinet P at Page 52-D. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

TMS #234-14-02-019 (Lot 1)

TMS #234-14-02-020 (Lot 2)

ALSO

ALL those certain pieces, parcels or tracts of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Lot 11, Block A, 8,616 sq. ft., 0.198 acres", "Lot 12, Block A, 7,774 sq. ft., 0.178 acres", "Lot 13, Block A, 8,946 sq. ft., 0.205 acres", "Lot 14, Block A, 10,067 sq. ft., 0.231 acres" "Lot 15, Block A, 13,576 sq. ft., 0.312 acres", Lot 16, Block A, 14,064 sq. ft., 0.323 acres", "Lot 17, Block A, 10,953 sq. ft., 0.251 acres", "Lot 18, Block A, 7,399 sq. ft., 0.167 acres", "Lot 19, Block A, 7,298 sq. ft., 0.167 acres", "Lot 20, Block A, 9,077 sq. ft., 0.208 acres", "Lot 21, Block A, 6,686 sq. ft., 0.153 acres", "Lot 22, Block A, 8,086 sq. ft., 0.186 acres", Lot 3, Block B, TMS #234-14-02-032" and "Lot 4, Block B, TMS #234-14-02-031" on the plat prepared by Westvaco Development Corporation dated May 1, 1997, entitled "PLAT SHOWING STRATFORD GARDENS SUBDIVISION, SECTION "B", PROPERTY OF WESTVACO DEVELOPMENT CORPORATION, AND REVISED LOT 6, BLOCK "B", SECTION "A", PROPERTY OF EDWARD D. & MARDENE KNOWLES, LOCATED ON CROWFIELD PLANTATION IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on June 8, 2001 in Plat Cabinet P at Page 35-B. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated February 10, 1986, recorded in the Berkeley County RMC

Office in Book A-639, Page 84.

000067941 Bk:02725 Pg:00169

TMS #:234-14-02-058 - 069 (Lots 11 -11, Block A)
 TMS #234-14-02-032 (Lot 3, Block B)
 TMS #234-14-02-031 (Lot 4, Block B)

Lot 2B

ALL that certain piece, parcel or tract of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Lot 2-B, 61,723 sq. ft., 1.417 acres" on the plat prepared by Westvaco Development Corporation dated October 15, 1999, entitled "PLAT SHOWING TRACT "B", 3.773 ACRES, AND TRACT "C", 2.840 ACRES, PROPERTY OF CROWFIELD PLANTATION COMMUNITY SERVICES ASSOCIATION, AND TRACT "2-B", 1.417 ACRES, AND TRACT "2-C", 2.267 ACRES, PROPERTY OF WESTVACO DEVELOPMENT CORPORATION, WITH TRACTS "B", "C", AND "2-C" COMBINING TO FORM REVISED TRACT "B", 7.529 ACRES, CROWFIELD COMMERCIAL AREA PHASE I, LOCATED ON CROWFIELD PLANTATION, IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on March 6, 2000 in Plat Cabinet O at Page 180-C. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 14, 1980, recorded October 22, 1980 in the Berkeley County RMC Office in Book A-413, Page 36.

TMS #243-00-00-063

Tract 5, Section I, .585 acres

ALL that certain piece, parcel or tract of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Tract 5, Section I, 0.585 Ac." on the plat prepared by Westvaco Development Corporation dated August 14, 1986, entitled "PLAT SHOWING RIGHT-OF-WAY AND PROPERTY LINE REALINMENT SECTION I & SECTION III (TRACTS 1 AND 2), CROWFIELD COMMERCIAL AREA PHASE I, PROPERTY OF WESTVACO DEVELOPMENT CORPORATION, LOCATED IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on August 14, 1986 in Plat Cabinet F at Page 367. The plat is incorporated into

this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 14, 1980, recorded October 22, 1980 in the Berkeley County RMC Office in Book A-413, Page 36.

TMS #243-00-00-019

C21, Lots 49, 50, 51, 52, 53, 54, 55

ALL those certain pieces, parcels or tracts of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Lot 49, 10,514 sq. ft., 0.241 acres", "Lot 50, 11,454 sq. ft., 0.263 acres", "Lot 51, 11,599 sq. ft., 0.266 acres", "Lot 52, 11,423 sq. ft., 0.262 acres", "Lot 53, 10,922 sq. ft., 0.251 acres", "Lot 54, 10,088 sq. ft., 0.232 acres" and "Lot 55, 14,319 sq. ft., 0.329 acres" on the plat prepared by Westvaco Development Corporation dated October 1, 1999, entitled "PLAT SHOWING THE HAMLETS OF CROWFIELD, SECTION "C21", PROPERTY OF WESTVACO DEVELOPMENT CORPORATION, LOCATED ON CROWFIELD PLANTATION, IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on October 6, 1999 in Plat Cabinet O at Page 114-A. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 26, 1988, recorded in the Berkeley County RMC Office in Book A784, Page 13.

TMS #: 243-05-03-049, 243-05-03-050, 243-05-03-051, 243-05-03-052, 243-05-03-053, 243-05-03-054, 243-05-03-055

C18, Lot 1

ALL that certain piece, parcel or tract of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Lot 1, 17,148 sq. ft., 0.394 acres" on the plat prepared by Westvaco Development Corporation dated June 20, 2000, entitled "PLAT SHOWING THE HAMLETS OF CROWFIELD, SECTION "C18", LOTS 1 THRU 18, PROPERTY OF WESTVACO DEVELOPMENT CORPORATION, LOCATED ON CROWFIELD PLANTATION IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office

of the RMC for Berkeley County on June 27, 2000 in Plat Cabinet O at Page 248-A. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 26, 1988, recorded in the Berkeley County RMC Office in Book A784, Page 13.

TMS #: 243-09-01-002

Crowfield Corporate Center (Lot 6, Parcel B and Lot 8)

Lot 6

ALL that certain piece, parcel or tract of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Lot 6, 994,225 sq. ft., 22.824 acres" on the plat prepared by Westvaco Development Corporation dated September 11, 1997, entitled "PLAT SHOWING LOT 4, 23.787 ACRES, AND LOT 6, 22.824 ACRES, CROWFIELD CORPORATE CENTER, PROPERTY OF WESTVACO DEVELOPMENT CORPORATION, LOCATED ON CROWFIELD PLANTATION, IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on October 2, 1997 in Plat Cabinet N at Page 6-A. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

Being a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated September 19, 1997 and recorded September 29, 1997 in the Berkeley County RMC Office in Book 1164 at page 196.

TMS #: 234-00-00-095

Parcel B

ALL that certain piece, parcel or tract of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Parcel B" on the plat prepared by Ashley Surveying, Inc. dated September 10, 2001, entitled "BOUNDARY SURVEY OF PARCEL "B" CROWFIELD CORPORATE CENTER OWNED BY WESTVACO DEVELOPMENT CORPORATION, LOCATED IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the

RMC for Berkeley County on September 18, 2001 in Plat Cabinet P at Page 82-A. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

Being a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 30, 2000 and recorded in the Berkeley County RMC Office in Book 2083 at page 192.

TMS #234-00-00-103

Lot 8

ALL that certain piece, parcel or tract of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "Lot 8" on the plat prepared by Ashley Surveying, Inc. dated September 5, 2001, entitled "PLAT SHOWING THE SUBDIVISION OF PARCEL E OWNED BY WESTVACO DEVELOPMENT CORPORATION, LOCATED IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on September 18, 2001 in Plat Cabinet P at Page 82-B. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 30, 2000 recorded in the Berkeley County RMC Office in Book 2083, Page 192.

TMS # Portion of 234-00-00-016

C23

ALL that certain piece, parcel or tract of land, situated, lying and being in Crowfield Plantation, Berkeley County, South Carolina, shown and designated as "The Hamlets of Crowfield, Section 'C23', 1,037,249 sq. ft., 23.812 Acres" on the plat prepared by Westvaco Development Corporation dated November 13, 2000, entitled "PLAT SHOWING THE HAMLETS OF CROWFIELD, SECTION "C-23", 23.812 ACRES, A PORTION OF PARCEL XII, PROPERTY OF WESTVACO DEVELOPMENT CORPORATION, LOCATED ON CROWFIELD PLANTATION IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" recorded in the Office of the RMC for Berkeley County on November 15, 2000 in Plat Cabinet O at

Page 325A. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, locations and dimensions as shown on the plat.

BEING a portion of the property conveyed to Grantor by deed of Westvaco Corporation dated October 26, 1988, recorded in the Berkeley County RMC Office in Book A784, Page 13.

TMS #: 243-09-02-002

Grantee's Address: 549-I College Park Road
Ladson, SC 29456

NOTICE: This Property subject to Declaration of Restrictive Covenants recorded in Berkeley County in Book 794 at page 238 and in Book 1908 at page 293.

The property is conveyed subject to the following terms, restrictions, conditions, agreements, easements and provisions, by which Grantee, by the recording of this deed, acknowledges and agrees to abide:

1. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, CHARGES AND LIENS FOR CROWFIELD PLANTATION COMMUNITY SERVICES ASSOCIATION, INC. recorded March 24, 1981 in Book C-137 at page 1, as supplemented and amended from time to time.
2. Declaration of Covenants, Conditions, Easements, Restrictions, Charges, and Liens for The Hamlets of Crowfield, Crowfield Plantation, as recorded in the RMC Office for Berkeley County, South Carolina, in Book C292, page 161, from time to time amended and supplemented. (as to C15, C19, C20, C23, C16, Lot 37, C21, Lots 49, 50, 51, 52, 53, 54 and 55 and Lot C18, Lot 1)
3. Declaration of Covenants, Conditions, Easements and Restrictions applicable to Stratford Gardens recorded in the RMC Office for Berkeley County in Book C-249 at page 88, as amended and supplemented from time to time. (as to Stratford Gardens)
4. Restrictive and Protective Covenants for Crowfield Plantation Commercial Area, Phase I, as recorded in the RMC Office for Berkeley

County in Book C-142 at page 31, as amended and supplemented from time to time. (as to Tract D, Lot 2B and Tract 5, Section I)

5. Declaration of Restrictive and Protective Covenants for Crowfield Corporate Center recorded in the RMC Office for Berkeley County in Book 792 at page 53, and By-Laws of Crowfield Corporate Center Association, Inc. recorded in the RMC Office for Berkeley County in Book 792 at page 77, as the same may have been amended and supplemented from time to time. (as to Crowfield Corporate Center)
6. Declaration of Restrictive Covenants for Wetlands Preservation recorded in the RMC Office for Berkeley County in Book 794 at page 238 and in Book 1908 at page 293. (as to Crowfield Corporate Center, and C19 and C20)
7. Agreement between South Carolina Public Service Authority, Westvaco Corporation and Westvaco Development Corporation dated December 28, 1995 and recorded in the RMC Office for Berkeley County in Book 787 at page 142. (as to Crowfield Corporate Center)
8. Jurisdiction of governmental authorities with respect to wetlands and wetland buffers. (as to Crowfield Corporate Center)
9. Department of the Army Permit #99-1X-267, the obligations of which Grantee shall assume.
10. Bald Eagle Management Plan and Habitat Management Guidelines for the Bald Eagle in the Southeast Region. (as to Lot 8, Crowfield Corporate Center)
11. Jurisdiction of governmental authorities and state agencies over archeological sites, as described in the Preliminary findings of R. S. Webb & Associates dated June 21, 2000 and Phase II Archeological Testing Draft Report dated April 11, 2001. (as to Lot 8, Crowfield Corporate Center)
12. All recorded utility easements and rights-of-way previously granted affecting the Property and any easements and rights-of-way shown on the recorded plats identified above, including but not limited to 10' BellSouth Utility Easement, 20' Drainage Easement and 10' Golf Irrigation Easement (as to C15), 125' S.C.P.S.A. Power Right-of-Way, Jurisdiction of Governmental Authorities over Wetland Areas, 50' Access Easement, 20' BCWSA General Utility Easement, 15' BCWSA General Utility Easement, 35' Drainage Easement, 10' B.E.C. Power Easement, 10' Drainage Easement, 15' S.C.E.&G. Gas Main Easement, 100' S.C.P.S.A. Power Right-of-Way, 60' Drainage Easement, 20'

BCWSA General Utility Easement (as to C19 and C20); 15' B.E.C. and Utility Easement and 10' B.E.C. Power Easement (as to C16, Lot 37); 6' BellSouth Utility Easement, 20' B.E.C. Power Easement, Existing 20' Drainage Easement, 15' B.E.C. Power Easement, 20' Drainage Easement, Existing 20' Sewer Easement and 20' B.E.C. Power Easement (as to Stratford Gardens); 20' General Utility Easement (as to Tract D); 20' Drainage Easement (as to 2B); 20' Drainage Easement, 6' Southern Bell Easement and 10' B.E.C. Easement (as to Tract 5, Section I); S.C.E. & G Gas Main Easement, 10' B.E.C. Power Easement, 20' General Utility Easement, 30' Access Easement and 100' SCPSA Power R/W (as to C21, Lots 49, 50, 51, 52, 53, 54 and 55); 15' B.E.C. and Utility Easement, 5' B.E.C. Utility Easement and 10' Drainage Easement (as to C18, Lot 1); 175' S.C.P.S.A. Power Right of Way, Parking and Building Setbacks, 10' B.E.C. Power Easement, Wetland and Wetland Buffer Areas, 25' General Utility Easement, 20' BCWSA General Utility Easement, 40' Drainage Easement, 20' BCWSA General Utility Easement and Landscape Notes (as to Lot 6, Crowfield Corporate Center); Landscape Notes, Parking and Building Setbacks, 15' B.E.C. Power Easement, Existing 20' Landscape Easement and Existing 20' BEC Power Easement (as to Parcel B, Crowfield Corporate Center); 30' Drainage Easement, Landscape Easement Notes, 20' B.E.C. Power Easement, 25' General Utility Easement, 20' BCWSA General Utility Easement (as to Lot 8, Crowfield Corporate Center); Existing 35' BCWSA Sewer Easement, Existing 17.5' BCWSA General Utility Easement, Existing 20' BCWSA General Utility Easements, 15' SCE&G Gas Main Easement, 100' SCPSA Power Right-of-Way, 60' Drainage Easement (as to C23).

13. The condition and restriction that the Grantee develop the property solely and exclusively for the development of building lots for construction of single-family detached residential homes. No other use may be made of the property without the written consent of the Grantor, its successors and assigns (as to C15, C19, C18, Lot 1, C21, Lots 49-55, C23, C20 and C16, Lot 37).

14. The condition and restriction that the lot configurations will, at a minimum have an average size lot of not less than 15,000 sq. ft. with an average lot width of not less than 100 feet. Grantee shall construct sidewalks on both sides of the street throughout the subdivision and provide street and traffic signs and mailboxes consistent with the design used in other sections of The Hamlets. All utilities shall be installed in conformance with the standards established in Crowfield Plantation including the underground location of electric, cable television, and telephone lines with their control boxes in the rear of all lots. Grantee further understands and agrees that all homes constructed on the

Property shall contain a minimum of 2200 square feet of total enclosed dwelling area. The term "enclosed dwelling area" as used in this minimum size requirement shall not include garages, terraces, decks, porches, and like areas. Additionally, if the house is to be built on a slab, the final grade of the house floor shall be a minimum of 16 inches above the finished grade of the yard. All houses shall be constructed with brick or masonry exteriors. All common areas shall be maintained by the Grantee until such times as they are conveyed to the Crowfield Plantation Community Services Association, Inc. (as to C15, C19 and C20).

15. With respect to Lot 37, C16, the minimum living area of the home constructed on the property shall be 2,000 square feet of heated and air conditioned space. It is clearly understood and agreed by Grantee that extreme care will be exercised by Grantee, its employees or agents and the clearing and landscaping phases of construction so that the aesthetic value of the lot will not be diminished by the unnecessary destruction of trees and/or shrubbery. Grantor shall furnish and install the mailbox required for the lot (as to C16, Lot 37).
16. With respect to Lot 1, C18, the minimum living area of each home constructed on the property shall be 2,200 square feet of heated and air conditioned space with brick or masonry exterior and side entry garage.
17. Applicable governmental laws and regulations of the City of Goose Creek and other governmental authorities, including, but not limited to, zoning and subdivision regulations.
18. The condition and agreement that the Grantee shall comply with the architectural review provisions as described in the applicable restrictive covenants.
19. Jurisdiction of governmental authorities over wetland areas as shown on the plat and terms of Department of the Army Mitigation Permit No. 99-1N-267, the obligations of which Grantee shall assume.
20. Taxes for the year 2002 and subsequent years and rollback taxes, if any.
21. The agreement that the conditions, restrictions, and agreements set forth herein may be enforced by Grantor, its successors and assigns, by proceedings at law or in equity.

The easements and restrictions set forth in paragraphs 1 through 21 above shall

be covenants running with the land binding all persons having or claiming any right, title, or interest therein. Such easements and restrictions may be amended only with the explicit, written approval of Grantor, its successors or assigns.

Grantee, its successors and assigns, hereby assumes the obligations and responsibilities under the Department of the Army Mitigation Permit No. 99-1X-267 as said permit relates to said property conveyed herein.

TOGETHER, with all and singular the Rights, Members, Hereditaments and Appurtenances belonging, or in any way incident or appertaining to the Property.

TO HAVE AND TO HOLD, all and singular the Property unto Grantee, its successors and assigns forever.

And WESTVACO DEVELOPMENT CORPORATION does hereby bind itself and its successors, to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against itself and its successors and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, WESTVACO DEVELOPMENT CORPORATION has caused these presents to be executed in its name by its duly authorized officers, and its corporate seal to be affixed this 25th day of April in the year of our Lord two thousand two and in the two hundred twenty-sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Nancy S. Hise
Carolyn L. Knight

Nancy S. Hise
Carolyn L. Knight

WESTVACO DEVELOPMENT
CORPORATION

By: James A. Helgeson
Its: President

By: NE [Signature]
Its: VICE PRESIDENT

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 25th day of April, 2002, Westvaco Development Corporation, by its duly authorized officers.

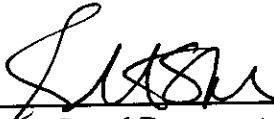
Carolyn L. Knight
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 11/16/09
AFFIX SEAL

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 the back of this affidavit and I understand such information.
2. The property was transferred by Westvaco Development Corporation to Vaughn Development, Inc. on April 30, 2002.
3. The Deed is subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
4. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$3,654,653.66.
5. Check YES ☐ or NO ☒ 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) \$3,654,653.66 the amount listed in item 4 above
 - b) 0.00 the amount listed in item 5 above
 - c) \$3,654,653.66 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 wilfully 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.


 Purchaser, Legal Representative
 of the Purchaser, or other Responsible
 Person Connected with the Transaction

SWORN to before me this 30th day of April, 2002.


 Notary Public for SC
 My Commission Exp: 2/22/2012