

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

Industrial Acoustics Company, Inc.

in the State aforesaid for and in consideration of the sum of One Million Two Hundred Thousand Dollars & no cents (\$1,200,000.00) to us in hand paid at and before the sealing of these presents by

RECEIVED

07/29/2002

Sea Fox Boat Company , Inc.

ASSESSOR
BERKELEY COUNTY SC

in the State aforesaid, the receipt whereof is hereby acknowledge, have granted bargained, sold and released by these Presents do grant, bargain, sell and release unto the said Sea Fox Boat Company, Inc., Its Successors and Assigns Forever, the following described property to wit:

All that certain piece, parcel or tract of land in Berkeley County, State of South Carolina, being located on U.S. Highway No. 52 Alternate near Strawberry Road and being shown on a plat prepared by Sigma Engineers, Inc. dated December 5, 1984, recorded in the R.M.C., Office for Berkeley County, South Carolina, in Cabinet E at Page 393, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a CM on the southeasterly side of U.S. Highway No. 52 Alternate and running thence with line of Tract C S. 86 56'43" E. 1112.77 feet to an IO on S.C.L. Railroad; thence with the right of way of S.C.L. Railroad S. 09 22'30"W. 1237.22 feet to an IO; thence with line of Standard Warehouse N. 80 37'30" W. 705.00 feet to an IO; thence S. 09 22'30" W. 100.00 feet to CM; thence along line of Tract A N. 80 37'30" W. 412.89 feet to a CM on the southeasterly side of U.S. Highway No. 52 Alternate, said point being located 3,219.92 feet northeast of the right of way of Strawberry Road; thence with the southeasterly edge of U. S. Highway no. 52 Alternate N. 09 56'08" E. 1214.77 Feet to a CM, the beginning corner, containing 30.94 acres, more or less.

Being shown on a plat entitled "PLAT OF A 30.94 ACRE TRACT OF LAND, A PORTION OF FOXBANK PLANTATION, LOCATED IN ST. JOHNS AND EUTAW TAX DISTRICT, BERKELEY COUNTY, SOUTH CAROLINA." By Stephens Engineering Inc., dated October 11, 2000 and recorded on October 11, 2000 in Plat Cabinet O at Page 302-A.

THIS conveyance is made SUBJECT TO any and all restrictions, easements and/or rights-of-way affecting the above-described property as recorded in the RMC Office for Berkeley County, South Carolina.

BEING the same property conveyed to the Grantor(s) herein by deed of Intercontinental Metals Corporation, dated 12/11/1984, and recorded in the RMC Office for Berkeley County in Book A 583 at Page 248 .

TMS # 197-00-01-006

Grantee(s) Address: 3360 Business Circle

N. Charleston, SC 29405

07/29/2002 10:36:11AM
 Rec Fee: 10.00 St Fee: 3120.00
 Co Fee: 1320.00 Pages: 4
 Issued to: DAVIDSON, & BENNETT
 Register of Deeds Berkeley Co., SC
 Cynthia B. Forte

**Davidson
 Bennett
 & Wigger**
 ATTORNEYS AT LAW
 8086 RIVERS AVENUE
 NORTH CHARLESTON, SC 29405

THIS Deed was prepared in the Law Office of Thomas H. Brush, P.A., 12A Carriage Lane, Charleston, SC 29407.

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 unto the said Sea Fox Boat Company, Inc., Its Successors and Assigns forever.

AND, It does hereby bind Itself and Its Successors and Assigns, to warrant and forever defend, all and singular the said premises unto the said Sea Fox Boat Company, Inc. and as hereinabove described Its Successors and Assigns, against It and Its Successors and Assigns, to claim the same or any part thereof.

WITNESS my Hand and Seal, this 12th day of June in the year of our Lord Two Thousand and Two and in the Two Hundred and Twenty-Sixth of Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
(Signature of 1st Witness)

[Signature]
(Signature of Notary Public as
2nd Witness)

Industrial Acoustics Company, Inc.

[Signature]
By: T. Joseph Looney
Its:

Pr VP & CFO

STATE OF NEW YORK)

COUNTY OF BRONX))

I, George T. Bruckman, do hereby certify that Industrial Acoustics Company, Inc.,
By: T. Joseph Looney Its: Senior Vice President & CFO personally appeared before me this
day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 12th day of June, 2002.

[Signature]
Notary Public For New York
My commission expires: _____

File #99-3146.1

GEORGE T. BRUCKMAN
Notary Public, State of New York
No. 60-0484700
Qualified in Westchester County
Commission Expires September 30, 20__

STATE OF NEW YORK)
COUNTY OF BRONX)

000075527
AFFIDAVIT

Bk: 02831 PG: 00334

Date of Transfer of Title

Closing Date _____

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 Industrial Acoustics Company, Inc. TO Sea Fox Boat Company, ON
Inc.

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) _____ 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) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,200,000.00.
(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 a established for property Tax purposes which is \$ _____.

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) _____ 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:
_____.

8. Check if property other than Real Property is being transferred on this Deed.

- (A) _____ Mobile Home
(B) _____ Other

9. _____ DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____
deceased CASE NUMBER _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____ deceased and that the grantee(s) therein 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 that one year, or both.

Sworn this 12 Day of June 2002

Notary Public for New York
My Commission Expires GEORGE T. BRUCKMAN
Notary Public, State of New York
No. 60-0484700
Qualified in Westchester County
Commission Expires September 30, 2005

Signed T. Joseph Looney
Grantor, Grantee, or Attorney that prepared this form
Type or Print Name here