

**** Electronically Recorded Document ****

Berkeley County

Cynthia B. Forte
Register Of Deeds
Moncks Corner, SC 29461

Instrument Number: 2014-28193 Parties:
Recorded As: EREC-DEED Direct- HOBBS ANN COLVIN
Recorded On: December 04, 2014 Indirect- RILEY TRACT LLC
Recorded At: 01:28:03 pm Receipt Number: 506547
Number of Pages: 7 Processed By: Cathy Mills
Book-VII/Pg: Bk-R VI-11106 Pg-124
Total Rec Fee(s): \$12.00

**** Examined and Charged as Follows ****

Erec-	\$ 12.00				
Deed Tax	\$ 0.00	Consid Amt	\$ 0	Tax Serial Number-(RS#/CS#)	D 28330
EXEMPT					
	\$ 0.00				
Deed State Tax	\$ 0.00			RECEIVED	
	\$ 0.00				
Deed County Tax	\$ 0.00			Dec 04, 2014	
	\$ 0.00				
	\$ 0.00			ASSESSOR	
Tax Charge:	\$ 0.00			BERKELEY COUNTY SC	
				JANET B. JURSKO	
				AUDITOR BERKELEY COUNTY SC	

THIS PAGE IS PART OF THE INSTRUMENT



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Deed Prepared By:
William E. Booth III
Booth Law Firm, LLC
3231 Sunset Boulevard, Suite A
West Columbia, SC 29169

Recorder's Filing Information

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

LIMITED WARRANTY DEED
(No Title Examination Performed)

Grantee's Address:
P.O. Box 368
Jackson, AL 36545

TMS 175-00-02-047 and 175-00-02-048

KNOW ALL MEN BY THESE PRESENTS, that ANN COLVIN HOBBS N/K/A ANN PAYNE, in consideration of obtaining a twenty-five (25%) percent interest in the Grantee, and no other consideration, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

RILEY TRACT, LLC

All the Grantor's right, title and interest, the same being a twenty-five percent (25%) undivided interest, in and to the property described on Exhibit "A" attached hereto and made a part hereof.

This property is subject to restrictions, reservations, zoning ordinances, encroachments or easements that may appear of record, on the recorded plat(s), or on the premises.

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 premises before mentioned unto the Grantee and the Grantee's successors and assigns forever. And the Grantor does hereby bind the Grantor and the Grantor's heirs and assigns to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns, against herself and against no others.

WITNESS the Grantor's hand and seal this 30 day of Sept, 2014,
in the two hundred thirty-eighth year of the Sovereignty and Independence of the United
States of America.

Signed, sealed and delivered
in the presence of

[Signature]
[Signature]

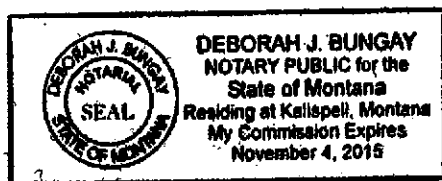
[Signature] (SEAL)
Ann Colvin Hobbs n/k/a Ann Payne

STATE OF
COUNTY OF

ACKNOWLEDGMENT

I, Deborah J. Bungay, a notary public for the State of Montana,
do hereby certify that Ann Colvin Hobbs n/k/a Ann Payne appeared before me this day
and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of Sept, 2014.



Deborah J. Bungay
Notary Public for Montana
My commission expires: 11.4.2015

(AFFIX SEAL)

Submitted for recording by:

Booth Law Firm, LLC
3231 Sunset Boulevard, Suite A
West Columbia, SC 29169
(T) (803) 791-9211
(F) (803) 791-3159

EXHIBIT "A"

(Deed: Payne to Riley Tract, LLC)

Parcel 1

All that certain piece, parcel or tract of land situate, lying and being in St. James Goose Parish, Berkeley County, South Carolina, measuring and containing three hundred twenty-five (325) acres, more or less, and being bounded on the North by lands now or formerly of F.W. Hill and West Virginia Pulp & Paper Company; on the East by lands now or formerly of the West Virginia Pulp & Paper Company; on the South by lands now or formerly of the West Virginia Pulp & Paper Company and B.W. Rogers; and on the West by lands now or formerly of J.T. Riley and of the estate of Warren; the same being more fully shown and delineated on a certain map thereof made by N.J. Smith, Surveyor, dated March, 1951.

Together with all the Grantor's right, title and interest in and to the permanent right of way for ingress and egress more fully described in the deed of J.T. Riley to W.J. Colvin, Jr. dated June 12, 1951, recorded in the Office of the Clerk of Court for Berkeley County in Deed Book A-89 at Page 41 and recorded in the Office of the Clerk of Court for Dorchester County in Deed Book 101 at Page 51.

Parcel 2

All that certain piece, parcel or tract of land situate, lying and being in Berkeley County, State of South Carolina, containing twenty-one and eight-tenths (21.8) acres, more or less, as shown on a plat made by Neely J. Smith, R.L.S., dated January 1953, said plat by reference being made a part hereof, said tract being bounded on the North by lands now or formerly of Cephus Pringle and Adeline Pringle; on the East by lands now or formerly of Dan Rivers and on the West by lands now or formerly Mose Pringle.

Parcel 3

All that certain piece, parcel or tract of land situate, lying and being in Berkeley County, South Carolina, measuring and containing Thirty-two and two-tenths (32.2) acres, more or less, butting and bounding Northeast by lands now or formerly of Waring; Southwest by lands now or formerly of W.J. Colvin, Jr.; and Northwest by lands now or formerly of W.J. Colvin, W.J. Colvin's road and lands now or formerly of W.J. Colvin; the same being more fully shown by plat thereof made by N.J. Smith, Registered Surveyor, dated January, 1959, and recorded in Plat Book "L", page 150.

Parcel 4

All that certain piece, parcel or tract of land situate, lying and being in St. James Goose Creek Parish, Berkeley County, South Carolina, measuring and containing eighty-five and six-tenths (85.6) acres, more or less, and being bounded on the North and Northeast by lands now or formerly of W.J. Colvin, Jr.; on the Southeast by lands

nor or formerly of the estate of Waring and also an old tram road separating the said lands from lands nor or formerly of Jerry T. Riley; and on the West by lands now or formerly of N.J. Smith, of Giddis, of Mary Capers and of Kline Pringle, together with a perpetual easement over the old tram road on the Southeastern boundary.

The lands hereinabove described being more fully set forth and delineated on a certain map thereof made by N.J. Smith, Registered Land Surveyor, dated February, 1952.

Parcel 5

All that parcel of land bearing TMS #175-00-02-048, Berkeley County, South Carolina bounded on all sides by the lands of Ann C. Payne, William J. Colvin and Becky C. Jackson, such land lying east of Highway 27 and Gaddis Road and north of Interstate 26 in the Pringetown Community, Berkeley County, South Carolina, containing 15 acres, more or less, listed in the tax records of Berkeley County, South Carolina. Said parcel of land being the same conveyed from Emma Somerson to Charlotte Waring on the 4th day of November, 1904, and being further described within said deed as that parcel of land containing Fifteen (15) acres known as the "John Ballentine Tract" bounded North by land of John S. Ballentine, East and South by land of B.L. Wiggins and West by Derry Sanders, and recorded in the records of Berkeley County, SC in Book A-21, Page 187.

DERIVATIONS:

Parcels 1, 2, 3, and 4: This being the property conveyed to the Grantor herein by deed of W.J. Colvin, Jr. dated February 8, 1980, and recorded in the Office of the Clerk of Court for Berkeley County on March 28, 1980, in Book 3 at Page 1242.

Parcel 5: This being the property conveyed to the Grantor herein by the following:

- (1) Deed of the Heirs of Charlotte Waring dated October 14, 2006, and recorded in the Office of the Register of Deeds for Berkeley County in Volume 6441 at Page 285 and re-recorded in Volume 6959 at Page 178; and
- (2) Deed of Robert E. Watson, Master-in-Equity for Berkeley County dated Novemebr 9, 2007, and recorded in the Office of the Register of Deeds for Berkeley County in Volume 6989 in Book 341.

STATE OF SOUTH CAROLINA

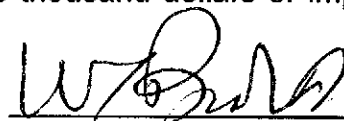
COUNTY OF LEXINGTON

AFFIDAVIT

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

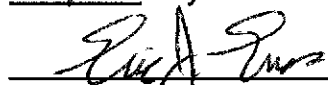
- 1) I have read the information on this Affidavit and I understand such information.
- 2) The property being transferred, described as 479.6 Acres, bearing Berkeley County Tax Map Number 175-00-02-047 and 175-00-02-048, was transferred by Ann Colvin Hobbs n/k/a Ann Payne to Riley Tract, LLC, on September 30, 2014.
- 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 a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because (see information section of Affidavit): Exemption No. 8 – Transferring realty to a corporation for an interest in the corporation. (If exempt, please skip items 4-7, and go to Item 8 of this Affidavit.)
- 4) Check one of the following if either Item 3(a) or Item 3(b) above has been checked (see information section of this Affidavit):
 - (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 ☐ 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) Place the amount listed in Item 4 above here: \$
- (b) Place the amount listed in Item 5 above here: 0.00
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$
- 7) The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: n/a
- 8) As required by Code §12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantor.
- 9) 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.



William E. Booth III

Sworn to before me this
4th day of December, 2014.



Notary Public for South Carolina
My commission expires: July 8, 2021