

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

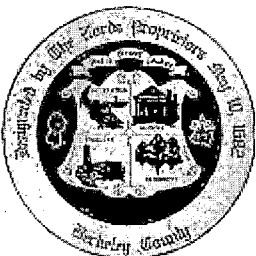
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2016009144		
Receipt Number:	16926	Return To:	SMITH MOORE LEATHERWOOD LLP
Recorded As:	DEED		25 CALHOUN ST STE 250
Recorded On:	March 30, 2016		CHARLESTON, SC, 29401
Recorded At:	10:36:05 AM	Received From:	SMITH MOORE LEATHERWOOD LLP
Recorded By:	CATHY MILLS	Parties:	
Book/Page:	RB 2140: 1 - 9		Direct- HOBBS, ALLEN M
Total Pages:	9		Indirect- PAYNE, ANN

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$14.00
Tax Charge: \$0.00



RECEIVED

MAR 30, 2016

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

AFTER RECORDING RETURN TO:

Smith Moore Leatherwood LLP
25 Calhoun Street, Suite 250
Charleston, SC 29401
ATTN: Matthew S. Moore III, Esquire

Cross Reference: Book A530 at Page 159 and
QuitClaim Deed of Co-Trustee Ann C. Hobbs
n/k/a Ann Payne being recorded simultaneously
herewith in Book 2139 at Page 993,
Berkeley County Records.

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

QUITCLAIM DEED
(Title Not Examined)

KNOW ALL MEN BY THESE PRESENTS, that **ALLEN M. HOBBS, INDIVIDUALLY AND AS CO-TRUSTEE UNDER DECLARATION OF TRUST DATED 10/22/82 (ANN C. HOBBS SEPARATE PROPERTY ACCOUNT)** ("Grantor"), for and in consideration of the sum of Five and 00/100 Dollars (\$5.00), being the full, true and complete consideration to him in hand paid at and before the sealing of these presents by **ANN PAYNE** ("Grantee"), the receipt of which is hereby acknowledged, has remised, released and forever quitclaimed and by these presents does remise, release and forever quitclaim unto the said **ANN PAYNE**, the following described property, to-wit:

See attached Exhibit "A" incorporated herein by reference.

Subject to all covenants, restrictions, easements and conditions of record.

No Derivation Required – Quit Claim Deed.

TMS No: 175-00-02-047

Grantee's Address: 11 Brandermill Road
Henderson, NV 89502

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, her heirs, successors and assigns, forever, so that Grantor, nor his heirs and assigns or any other person or persons, claiming under him shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part of or parcel thereof, forever.

[SIGNATURES ON THE FOLLOWING PAGE]

2

WITNESS my Hand and Seal to be effective as of the 24 day of March, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness No. 1
[Signature]
Witness No. 2

Allen M. Hobbs (SEAL)
ALLEN M. HOBBS,
INDIVIDUALLY AND AS
CO-TRUSTEE UNDER
DECLARATION OF TRUST DATED
10/22/82 (ANN C. HOBBS
SEPARATE PROPERTY ACCOUNT)

STATE OF California)
COUNTY OF San Diego)

The foregoing instrument was acknowledged before me by ALLEN M. HOBBS,
INDIVIDUALLY AND AS CO-TRUSTEE UNDER DECLARATION OF TRUST DATED 10/22/82
(ANN C. HOBBS SEPARATE PROPERTY ACCOUNT), this ____ day of March, 2016.

**SEE ATTACHED CALIFORNIA
ACKNOWLEDGEMENT** (SEAL)
Notary Public for _____
My Commission Expires: _____
Printed Name of Notary Public: _____

[Affix Notary Seal]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

On March 24, 2016 before me, Paulina Soto, notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Allen M. Hobbs

Name(s) of Signer(s)

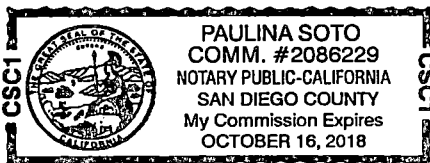
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed Document Date: 3/24/16

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Allen M. Hobbs

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: Self

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"

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 now or formerly of the estate of Waring and also an old tram road separating the said lands from lands now 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.

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

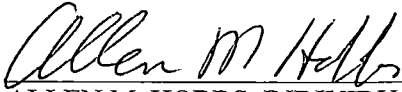
AFFIDAVIT

Date of Transfer of Title
March 24, 2016

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 ALLEN M. HOBBS, INDIVIDUALLY AND AS CO-TRUSTEE UNDER DECLARATION OF TRUST DATED 10/22/82 (ANN C. HOBBS SEPARATE PROPERTY ACCOUNT) to ANN COLVIN HOBBS N/K/A ANN PAYNE on March 24, 2016.
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 # 12)
(Explanation, if required: QuitClaim Deed)
(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 \$_____.
 - (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) \$_____ 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: Grantor.
8. Check if Property other than Real Property is being transferred to 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 than one year, or both.


ALLEN M. HOBBS, INDIVIDUALLY
AND AS CO-TRUSTEE UNDER
DECLARATION OF TRUST
DATED 10/22/82 (ANN C. HOBBS
SEPARATE PROPERTY ACCOUNT)

Sworn to before me this _____
day of March, 2016.

SEE ATTACHED CALIFORNIA JURAT

(L.S.)
Notary Public for _____
My Commission Expires: _____
Printed Name of Notary Public:

[Affix Notary Seal]

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me

on this 24th day of March, 2016
by Date Month Year

(1) Allen M. Hobbs

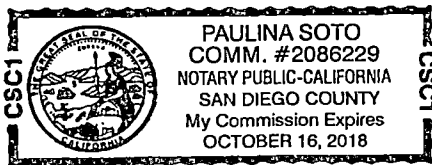
(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____

Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

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