

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 #: | 2016009145 | | |
| 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: | 10:36:06 AM | Received From: | SMITH MOORE LEATHERWOOD LLP |
| Recorded By: | CATHY MILLS | Parties: | |
| Book/Page: | RB 2140: 10 - 16 | | Direct- PAYNE, ANN |
| Total Pages: | 7 | | Indirect- RILEY TRACT LLC |

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$12.00
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 11106 at Page 124,
QuitClaim Deed of Co-Trustee Ann C. Hobbs
n/k/a Ann Payne being recorded
simultaneously herewith in Book 2140 at
Page 10 and QuitClaim Deed of Co-
Trustee Allen M. Hobbs being recorded
simultaneously herewith in Book 2140 at
Page 1, Berkeley County Records.

| | | |
|-------------------------|---|------------------------------|
| STATE OF SOUTH CAROLINA |) | CONFIRMATORY |
| |) | LIMITED WARRANTY DEED |
| COUNTY OF BERKELEY |) | (Title Not Examined) |

KNOW ALL MEN BY THESE PRESENTS, that I, **ANN PAYNE F/K/A ANN COLVIN HOBBS** ("Grantor"), for and in consideration of the sum of Five and 00/100 Dollars (\$5.00), to her in hand paid at and before the sealing of these Presents by **RILEY TRACT, LLC**, a South Carolina limited liability company ("Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **RILEY TRACT, LLC**, its successors and assigns, all of Grantor's right, title and interest in and to the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE
PROPERTY BEING CONVEYED (THE "PROPERTY" OR "PREMISES")

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

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, its successors and assigns, forever.

AND Grantor, does hereby bind herself and her heirs, successors, executors, and administrators, to warrant and forever defend, all and singular, the Premises before mentioned unto

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the said Grantee, its successors and assigns, against Grantor, and her heirs, successors, administrators and assigns, lawfully claiming, or to claim the same or any part thereof by or through Grantor, but not otherwise.

The purpose of this Limited Warranty Deed is to confirm title in the Grantee as to the Property described herein and affirm the limited warranty of Grantor as to the Property described herein subsequent to the recording of QuitClaim Deeds to Grantor which are being recorded immediately prior to this Limited Warranty Deed and which QuitClaim Deeds correctly vest title in Grantor hereunder, individually.

WITNESS my Hand and Seal to be effective as of the 23 day of March, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Wendy Barclay
Witness No. 1

[Signature]
Witness No. 2

F/K/A Ann Colvin Hobbs
Ann Payne (SEAL)
ANN PAYNE F/K/A ANN
COLVIN HOBBS

STATE OF Nevada)
COUNTY OF Clark)

The foregoing instrument was acknowledged before me by ANN PAYNE F/K/A ANN COLVIN HOBBS, this 23 day of March, 2016.

[Signature] (SEAL)
Notary Public for Nevada / Clark County
My Commission Expires: Feb 7, 2018
Printed Name of Notary Public:
Ryan Tinapay

[Affix Notary Seal]



EXHIBIT "A"

LEGAL DESCRIPTION

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 Adellne 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.

BEING the same property conveyed to Ann Payne by deed of Ann C. Hobbs n/k/a Ann Payne, Individually and as Co-Trustee Under Declaration of Trust Dated 10/22/82 (Ann C. Hobbs Separate Property Account) dated MARCH 23, 2016 and recorded MARCH 30, 2016 in Book 2139 at Page 993 in the ROD Office for Berkeley County, South Carolina, and by deed of Allen M. Hobbs, Individually and as Co-Trustee Under Declaration of Trust Dated 10/22/82 (Ann C. Hobbs Separate Property Account) dated MARCH 24, 2016 and recorded MARCH 30, 2016 in Book 2140 at Page 1, aforesaid records.

TMS No.: 175-00-02-047

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

AFFIDAVIT

Date of Transfer of Title
March 23, 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 ANN PAYNE F/K/A ANN COLVIN HOBBS to RILEY TRACT, LLC on March 23, 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) x EXEMPT from the deed recording fee because Exemption #12.
(Explanation, if required: Confirmatory 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.

Ann C Payne FKA Ann Colvin Hobbs
ANN PAYNE F/K/A ANN COLVIN HOBBS

Sworn to before me this 23
day of March, 2016.

[Signature] (L.S.)
Notary Public for Nevada / Clark County
My Commission Expires: Feb 7, 2018
Printed Name of Notary Public:
Ryan Tinapay

[Affix Notary Seal]

