

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 #: 2020028897

Receipt Number: 174775

Return To: DOMINION ENERGY SOUTH
CAROLINA

Recorded As: EASEMENT

PO BOX 760

Recorded On: August 04, 2020

CHARLESTON, SC, 29402

Recorded At: 10:46:54 AM

Received From: DOMINION ENERGY SOUTH
CAROLINA

Recorded By: SAMANTHA EVANS

Parties:

Book/Page: RB 3449: 670 - 672

Direct- WEEKLEY HOMES LLC

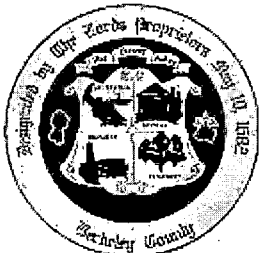
Total Pages: 3

Indirect- DOMINION ENERGY SOUTH CAROLINA INC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00

Tax Charge: \$0.00



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Easement # 900588

Doc: 2020028897
Total Pages: 3

INDENTURE, made this 7th day of July, 2020 by and between **Weekley Homes, LLC** of the County of **Berkeley** and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the **DOMINION ENERGY SOUTH CAROLINA, INC.**, a South Carolina corporation, having its principal office in Cayce, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, being the owner of land situate in the County of **Berkeley**, State of South Carolina, hereby grants and conveys to Grantee, its successors and assigns, the right to construct, extend, replace, relocate, perpetually maintain and operate an overhead or underground electric line or lines consisting of any or all of the following: poles, conductors, lightning protective wires, municipal, public or private communication lines, cables, conduits, pad mounted transformers, guys, push braces and other accessory apparatus and equipment deemed by Grantee to be necessary or desirable, upon, over, across, through and under land described as follows: multiple lots of land containing **2.03 acres**, more or less, and being the same lands conveyed to Grantor by deed of **The Daniel Island Company, Inc.**, dated or recorded **2/19/2020**, and filed in the Register of Deeds office for **Berkeley** County in Deed Book **3277** at Page **116**.

The Right of Way is generally shown on Dominion Energy South Carolina, Inc. drawing #C-83103, and is by reference made a part hereof, with the actual final Right of Way to be determined by the facilities as installed in accordance with the easement. A Dominion Energy South Carolina, Inc. drawing, approved by the Grantor, its successors or assigns, will provide authorization for revisions and or future lines.

TMS: 275-15-02-001 thru 275-15-02-013 (13 total lots) Farr St & Grand Council St

Together with the right from time to time to install on said line such additional lines, apparatus and equipment as Grantee may deem necessary or desirable and the right to remove said line or any part thereof.

Together also with the right to lay, construct, maintain, operate, repair, alter, replace and remove pipe lines, together with valves, tieovers and appurtenant facilities for the transportation of gas, oil petroleum products or any other liquids, gases or substances which can be transported through a pipe line.

Together also with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land ("Easement Space") extending Fifteen (15) feet on each side of any pole lines and Five (5) feet on each side of any underground wires or pipe lines and within, over, under or through a section of land extending Twelve (12) feet from the door side(s) of any pad mounted transformers, elbow cabinets, switchgears or other devices as they are installed; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee; provided further, however, that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the applicable above specified Easement Space, and in case such structure is built, then Grantor, or such successors and assigns as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines. Grantor further agrees to maintain minimum ground coverage of twenty four (24) inches and maximum ground coverage of forty two (42) inches over all underground pipe (gas) lines. Together also with the right of entry upon said lands of Grantor for all of the purposes aforesaid.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has caused this indenture to be duly executed the day and year first above written.

WITNESS:

Weekley Homes, LLC

Meagan M. Poole
1st Witness

By:

Print:

Title:

Henry M. McManey
Henry M. McManey
Land Manager

Amy Dunn
2nd Witness

Easement # 900588

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA)
)
 COUNTY OF **Berkeley**)

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the within named Henry Maloney - Land manager, of **Weekley Homes, LLC**, personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument.

Sworn to before me this 7th day of July, 2020

Theresa A Craven
 Signature of Notary Public State of SC

My commission expires: 1-24-2024

Theresa A Craven
 Print Name of Notary Public

**RIGHT OF WAY GRANT TO
 DOMINION ENERGY SOUTH CAROLINA, INC.**

Line: **FARR ST HOMES**

County: **Berkeley**

R/W File Number: **23823**

Grantor(s): **Weekley Homes, LLC**

**Return to: Dominion Energy South Carolina, Inc.
 Right-of-Way
 2392 West Aviation Avenue MC: CH-29
 North Charleston, SC 29406**