

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 #:	2021051089		
Receipt Number:	235334	Return To:	DONALDSON LAW FIRM LLC
Recorded As:	DEED		317 WINGO WAY SUITE 305
Recorded On:	October 28, 2021		MT PLEASANT, SC, 29464
Recorded At:	09:55:19 AM	Received From:	DONALDSON LAW FIRM
Recorded By:	AMANDA WILKS	Parties:	
Book/Page:	RB 4027: 80 - 90		Direct- PAYNE, ANN C
Total Pages:	11		Indirect- ANN PAYNE TRUST

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$15.00  
Exempt  
Tax Charge: \$0.00



RECEIVED

OCT 28, 2021

ASSESSOR  
BERKELEY COUNTY SC  
JANET B. JUROSKO  
AUDITOR BERKELEY COUNTY SC

*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

**DONALDSON LAW FIRM, LLC**  
**317 WINGO WAY, SUITE 305**  
**MOUNT PLEASANT, SC 29464**

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF BERKELEY                )           TITLE TO REAL ESTATE

***See attached Exhibit "A" for Legal Description***

GRANTEES' ADDRESS: 11 Brandermill Drive, Henderson, NV 89052

1

10

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever.

AND THE GRANTOR does hereby bind Grantor and Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and Grantor's heirs and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 26 day of October, 2021.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

EA  
Edgar E. Alvarez Ann C. Payne  
Witness #1 Ann C. Payne  
[Signature]  
Witness #2

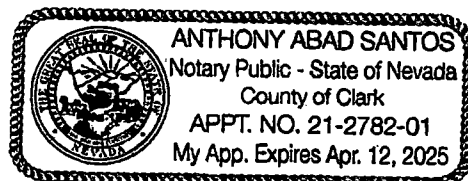
STATE OF NEVADA )  
COUNTY OF Clark )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 26 day of October, 2021, by the Grantor, Ann C. Payne.

SWORN to before me this 26 day of October, 2021.

[Signature] (SEAL)  
Notary Public for State of: Nevada  
Commission Expires: Apr. 12, 2025



## EXHIBIT "A"

### PARCEL 1

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 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 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 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 that 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 Register of Deeds for Berkeley County in Deed Book A-89 at Page 41, and recorded in the Office of the Register of Deeds 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, RLS, 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 of 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 on the northeast by lands now or formerly of Waring; on the southwest by lands now or formerly of W. J. Colvin, Jr.; and on the 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 at 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 eight-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 of formerly of N. J. Smith, of Gaddis, Mary Capers, and Kline Pringle, together with a perpetual easement over the old tram road on the southeastern boundary.

The lands herein above 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# 175-00-02-04 (formerly), Berkeley County, South Carolina, and bounded on all sides by the lands now or formerly of Ann C. Payne, William J. Colvin, Kay L. Colvin,

and Becky C. Jackson, such land lying east of Highway 27 and Gaddis Road and north of Interstate 26 in the Pringletown Community, Berkeley County, South Carolina, containing fifteen (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 lands now or formerly of John S. Ballentine; east and south by lands now or formerly of B. L. Wiggins; and west by lands now or formerly of Derry Sanders, and recorded in the records of Berkeley County, SC in Book A-21 at Page 187.

**LESS AND EXCEPTING:**

A portion of TMS# 175-00-02-047 conveyed to Camp Hall Economic Development Corporation by Deed of Riley Tract, LLC dated April 6, 2016, and recorded April 8, 2016, in Book 2149 at Page 336, and described as follows:

All that certain pierce, parcel or tract of land, situate, lying and being in the Lebanon Community, Berkeley County, South Carolina, measuring and containing five and one one-hundredth (5.01) acres, more or less, as more particularly shown and delineated on a plat entitled "PLAT OF THE ADJUSTMENT OF PROPERTY LINES BETWEEN A 44.27 AC. TRACT OWNED BY CAMP HALL ECONOMIC DEVELOPMENT CORPORATION & A 435.71 +/- AC. TRACT OWNED BY RILEY TRACT, LLC TO CREATE A 49.28 AC. TRACT OWNED BY CAMP HALL ECONOMIC DEVELOPMENT CORPORATION & A 430.70 +/- AC. TRACT OWNED BY RILEY TRACT, LLC" dated January 12, 2016, last revised April 6, 2016 by F. Elliotte Quinn, II PLS No. 10292 of Thomas & Hutton Engineering Co. and recorded in the Office of the Register of Deeds for Berkeley County in Plat Cabinet CAB S, Slide 32(i). Said parcel of land having such size, shape, buttings and boundings as will, by reference to the said plat, more fully appear and said plat is made a part and parcel of this description by reference thereto.

**AND LESS AND EXCEPTING:**

Parcels H, J-1, J-2, and J-3 conveyed to Norfolk Southern Railway Company by Deed of Riley Tract, LLC dated September 15, 2017, and recorded September 28, 2017, in Book 2574 at Page 1, and described as follows:

**PARCEL H**

All that certain piece, parcel or tract of land situate in Berkeley County, South Carolina and shown as Parcel H on a plat by Thomas & Hutton dated March 20, 2017, last revised July 25, 2017, entitled "PLAT OF PROPERTY TO BE ACQUIRED BY NORFOLK SOUTHERN RAILWAY COMPANY FROM RILEY TRACT LLC 5.77 AC. PARCEL 'H' 27.41 AC. PARCEL J-1 22.30 AC. PARCEL J-2 AND A 3.91 AC. PARCEL J-3 FOR A TOTAL OF 39.39 AC. TO BE ACQUIRED" recorded in the Berkeley County Register of Deeds Office in Plat Cabinet CAB S, Slide 347(q) and 348(q). Said property being more fully described as follows:

Commencing at a buggy axle found at the common corner between Lorine Pringle (Deceased) (Deed Book 1034 at Page 122, TMS 175-00-02-005) and Riley Tract, LLC (Deed Book 2140 at Page 001, TMS 175-00-02-047); thence S70°48'46"E for a distance of 136.75 feet to an iron rebar and cap set having SC State Plane Coordinates (NAD83/2011) of N 474,114.61 and E 2,213,300.93, said point being the true Point of Beginning:

thence N45°16'03"E a distance of 254.44 feet to an iron rebar and cap set;

thence S44°43'57"E a distance of 60.00 feet to an iron rebar and cap set;  
 thence N45°16'03"E a distance of 732.73 feet to an iron rebar and cap set having SC State Plane Coordinates (NADS83/2011) of N 474,766.76 and E 2,214,044.44;  
 thence S01°43'37"E a distance of 216.08 feet to an iron rebar and cap set;  
 thence with the arc of a curve turning to the left, having an arc length of 220.25 feet, a radius of 2,711.50 feet, a chord length of 220.19 feet; and a chord bearing S04°03'14"E to an iron rebar and cap set;  
 thence S45°16'03"W a distance of 507.83 feet to a 1" iron pipe;  
 thence N70°48'46"W a distance of 144.74 feet to a SCPSA Disk stamped "CA-50-E";  
 thence N70°48'46"W a distance of 238.91 feet to the Point of Beginning, all as more fully shown and depicted on said referenced plat.  
 Said parcel containing 5.77 acres, more or less.

#### PARCEL J-1

All that piece, parcel or tract of land situate in Berkeley County, South Carolina and shown as Parcel J-1 on a plat by Thomas & Hutton dated March 20, 2017, last revised July 25, 2017, entitled "PLAT OF PROPERTY TO BE ACQUIRED BY NORFOLK SOUTHERN RAILWAY COMPANY FROM RILEY TRACT LLC 5.77 AC. PARCEL 'H' 27.41 AC. PARCEL J-1 2230 AC. PARCEL J-2 AND A 3.91 AC. PARCEL J-3 FOR A TOTAL OF 39.39 AC. TO BE ACQUIRED" recorded in the Berkeley County Register of Deeds Office in Plat Cabinet CAB S, Slide 347(q) and 348(q). Said property being more fully described as follows:

Commencing at a Mag Nail set at the approximate intersection of the centerline of Gaddis Road and the centerline of Angie Drive; thence N05°45'38"W a distance of 416.86 feet to an iron rebar and cap set having SC State Plane Coordinates (NAD83/2011) of N 474,376.28 and E 2,214,112.09, said point of the true Point of Beginning:

thence with the arc of a curve turning to the right, having an arc length of 176.39 feet, a radius of 2,661.50 feet, a chord length of 176.36 feet, and a chord bearing N03°37'32"W to an iron rebar and cap set;  
 thence N01°43'37"W a distance of 559.53 feet to an iron rebar and cap set;  
 thence with the arc of a curve turning to the left, having an arc length of 39.32 feet, a radius of 741.20 feet, a chord length of 39.31 feet and a chord bearing of N03°14'47"W to an iron rebar and cap set;  
 thence N73°14'30"E a distance of 873.97 feet to an old axle found;  
 thence N27°14'35"W a distance of 119.30 feet to an iron rebar and cap set;  
 thence with the arc of a curve turning to the right, having an arc length of 174.48 feet, a radius of 1,000.00 feet, a chord length of 174.48 feet, and a chord bearing of N68°24'14"E to an iron rebar and cap set;  
 thence N73°24'31"E a distance of 1,040.48 feet to an iron rebar and cap set;  
 thence S65°40'30"E a distance of 76.34 feet to an iron rebar and cap set;  
 thence S65°40'30"E a distance of 147.00 feet to an iron rebar and cap set;  
 thence S63°16'02"E a distance of 55.90 feet to an iron rebar and cap set;  
 thence with the arc of a curve turning to the left, having an arc length of 196.36 feet, a radius of 2,000.00 feet, a chord length of 196.28 feet, and a chord bearing of S76°13'17"W to an iron rebar and cap set;  
 thence S73°24'31"W a distance of 38.88 feet to an iron rebar and cap set; thence S23°09'41"W a distance of 279.73 feet to an iron rebar and cap set; thence S73°24'31"W a distance of 344.77 feet to an iron rebar and cap set; thence S42°51'15"W a distance of 998.11 feet to an iron rebar and cap set; ' thence N36°55'04"W a distance of 209.25 feet to an iron rebar found;  
 thence S69°28'47"W a distance of 361.81 feet to an iron rebar found;  
 thence S69°30'41"W a distance of 145.70 feet to a 3" open pipe found;  
 thence S45°03'48"W a distance of 142.06 feet to an iron rebar found; and thence S45°28'20"W a distance of 176.22 feet to the Point of Beginning, all as more fully shown and depicted on said referenced plat.  
 Said parcel containing 27.41 acres, more or less.

**PARCEL J-2**

All that piece, parcel or tract of land situate in Berkeley County, South Carolina and shown as Parcel J-2 on a plat by Thomas & Hutton dated March 20, 2017, last revised July 25, 2017, entitled "PLAT OF PROPERTY TO BE ACQUIRED BY NORFOLK SOUTHERN RAILWAY COMPANY FROM RILEY TRACT LLC 5.77 AC. PARCEL 'H' 27.41 AC. PARCEL J-1 22.30 AC. PARCEL J-2 AND A 3.91 AC. PARCEL J-3 FOR A TOTAL OF 39.39 AC. TO BE ACQUIRED" recorded in the Berkeley County Register of Deeds Office in Plat Cabinet CAB S, Slide 347(q) and 348(q). Said property being more fully described as follows:

Commencing at a found 1" crimp top pipe being the easternmost corner of TMS 175-00-02-048 (formerly known as the "John Ballentine Tract") and being the common corner between Riley Tract, LLC (Deed Book 2140 at Page 001, TMS 175-00-02-047) and Riley Tract, LLC (Deed Book 11106 at Page 131, TMS 175-00-02-048); thence S37°58'16"W a distance of 402.27 feet to an iron rebar and cap set having SC State Plane Coordinates NAD83/2011) of N 475,937.06 and E 2,216,898.72, said point being the true Point of Beginning;

thence N85°20'12"W a distance of 103.59 feet to an iron rebar and cap set;  
 thence with the arc of a curve turning left, having an arc length of 536.04 feet, a radius of 1,445.00 feet, a chord length of 532.97 feet, and a chord bearing of S84°02'09"W to an iron rebar and cap set;  
 thence S73°24'31"W a distance of 179.85 feet to an iron rebar and cap set having SC State Plane Coordinate (NADS83-2011) of N 475,838.75 and E 2,216,093.03;  
 thence S65°40'30"E a distance of 147.00 feet to an iron rebar and cap set; '  
 thence S63°16'02"E a distance of 55.90 feet to an iron rebar and cap set;  
 thence with the arc of a curve turning to the right, having an arc length of 506.15 feet; a radius of 2,000.00 feet, a chord length of 504.80 feet, and a chord bearing N86°17'02"E to an iron rebar and cap set; and  
 thence N37°58'16"E a distance of 191.91 feet to the Point of Beginning, all as more fully shown and depicted on said referenced plat.  
 Said parcel containing 2.30 acres, more or less.

**PARCEL J-3**

All that piece, parcel or tract of land situate in Berkeley County, South Carolina and shown as Parcel J-3 on a plat by Thomas & Hutton dated March 20, 2017, and last revised July 25, 2017, entitled "PLAT OF PROPERTY TO BE ACQUIRED BY NORFOLK SOUTHERN RAILWAY COMPANY FROM RILEY TRACT LLC 5.77 AC. PARCEL 'H' 27.41 AC. PARCEL J-1 22.30 AC. PARCEL J-2 AND A 3.91 AC. PARCEL J-3 FOR A TOTAL OF 39.39 AC. TO BE ACQUIRED" recorded in the Berkeley County Register of Deeds Office in Plat Cabinet CAB S, Slide 347(q) and 348(q). Said property being more fully described as follows:

Commencing at a #5 rebar found at the common corner between Riley Tract, LLC (Deed Book 2140 at Page 001, TMS 175-00-02-047) and South Carolina Public Service Authority (Plat Book O at Page 371-P, TMS 157-00-00-003); thence S01°18'14"W a distance of 823.03 feet to an iron rebar and cap set having SC State Plane Coordinates (NAD83/2011) of N 475,855.21 and E 2,217,902.14, said point being the true Point of Beginning:

thence S01°18'14"W a distance of 160.28 feet to an iron rebar and cap set;  
 N85°20'12"W a distance of 1,082.12 feet to an iron rebar and cap set;  
 thence with the arc of a curve turning to the left, having an arc length of 39.42 feet, a radius of 2,000.00 feet, a chord length of 39.42 feet, and a chord bearing of N85°54'05"W to an iron rebar and cap set;

thence N37°58'16"E a distance of 191.91 feet to an iron rebar and cap set having SC State Plane Coordinates (NADS83/2011) of N 475,937.06 and E 2,216,898.72; and  
thence S85°20'12"E a distance of 1,006.75 feet to the Point of Beginning, all as more fully shown and depicted on said referenced plat.

Said parcel containing 3.91 acres, more or less.

**FURTHER, LESS AND EXCEPTING approximately 22.91 acres:** *(reference Deed recorded February 19, 2021, in Berkeley County R.O.D. Office Book 3697, Page 622)*

**PARCEL J-4:**

ALL that piece parcel or tract of land situate in Berkeley County, South Carolina and shown as "Parcel J-4" on a plat by Thomas & Hutton dated September 23, 2020 entitled "PLAT OF SUBDIVISION CREATING A VARIABLE WIDTH RIGHT OF WAY TO BE ACQUIRED BY NORFOLK SOUTHERN RAILWAY COMPANY FROM RILEY TRACT, LLC PARCEL J-4 (22.91 Ac.) AND THE ABANDONMENT OF PARCEL 'J-3' (3.91 Ac.) AND A 1.09 Ac. PORTION OF PARCEL 'J-3' BOTH TO BE COMBINED WITH RILEY TRACT, LLC (TMS#175-00-00-047)" recorded in the Berkeley County Register of Deeds Office Instrument Number 2021005175, 2021005176 and 2021005177. Said property being more fully described as follows:

Commencing at a Mag Nail set at the approximate intersection of the centerline of Gaddist Road and the centerline of Angie Drive having S.C. State Plane Coordinates (NAD83/2011) of N 473,961.53 and E 2,214,153.93; thence N 05°45'38" W a distance of 416.86 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of a curve turning to the right, having an arc length of 176.39 feet, a radius of 2661.50 feet, a chord length of 176.36 feet, and a chord bearing N 03°37'32" W to an iron rebar with Norfolk Southern Cap; thence N 01°43'37" W a distance of 559.53 feet of an iron rebar with Norfolk Southern Cap; thence with the arc of curve turning to the left, having an arc length of 39.32 feet, a radius of 741.20 feet, a chord length of 39.31 feet and a chord bearing of N 03°14'47" W to an iron rebar with Norfolk Southern Cap; thence N 73°14'30" E a distance of 873.97 feet to an old axle found; thence N 27°14'35" W a distance of 119.30 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of curve turning to the right, having an arc length of 174.70 feet, a radius of 1,000.00 feet, a chord length of 174.48 feet, and a chord bearing of N 68°24'14" E to an iron rebar with Norfolk Southern Cap; thence N 73°24'31" E a distance of 1040.48 feet to an iron rebar with Norfolk Southern Cap having S.C. State Plane Coordinates (NAD83/2011) of N 475,870.20 and E 2,214,023.47, said point: being the true Point Of Beginning;

thence N 73°22'20" E a distance of 141.78 feet to an iron rebar and cap set;  
thence with the arc of a curve turning to the left, having an arc length of 1543.36 feet, a radius of 1332.93 feet, a chord length of 1458.58 feet, and a chord bearing N 40°12'06" E to an iron rebar and cap set;  
thence N 02°58'20" E a distance of 1354.55 feet to an iron rebar and cap set;  
thence S65°08'58" E a distance of 657.68 feet to a point;  
thence along the centerline of Timothy Creek; S 43°51'58" W a distance of 136.56 feet to a point; thence S 43°01'08" W a distance of 106.09 feet to a point;  
thence S 45°19'10" W a distance of 141.67 feet to a point;  
thence N 76°28'20" W a distance of 158.53 feet to a point;  
thence S 02°49'12" W a distance of 203.58 feet to a point;  
thence S 76°28'20" E a distance of 103.23 feet to a point;  
thence S 00°57'19" W a distance of 181.10 feet to a point;  
thence S 09°17'49" E a distance of 219.69 feet to a point;



thence S 08°31'52" E a distance of 154.81 feet to a point;  
 thence S 06°51'37" E a distance of 173.19 feet to a point;  
 thence S 01°28'25" E a distance of 84.32 feet to a point;  
 thence S 16°12'44" W a distance of 112.46 feet to a point;  
 thence S 25°04'47" W a distance of 146.49 feet to a point;  
 thence S 26°31'15" W a distance of 173.65 feet to a point;  
 thence S 26°38'32" W a distance of 265.29 feet to a point;

**ALSO, adding approximately 5.0 acres:** (reference Deed recorded February 19, 2021, in Berkeley County R.O.D. Office Book 3697, Page 633)

**PARCEL J-2:**

ALL that piece parcel or tract of land situate in Berkeley County, South Carolina and shown as "Parcel J-2" on a plat by Thomas & Hutton dated September 23, 2020 entitled "PLAT OF SUBDIVISION CREATING A VARIABLE WIDTH RIGHT OF WAY TO BE ACQUIRED BY NORFOLK SOUTHERN RAILWAY COMPANY FROM RILEY TRACT, LLC PARCEL J-4 (22.91 Ac.) AND THE ABANDONMENT OF PARCEL 'J-3' (3.91 Ac.) AND A 1.09 Ac. PORTION OF PARCEL 'J-3' BOTH TO BE COMBINED WITH RILEY TRACT, LLC (TMS#175-00-00-047)" recorded in the Berkeley County Register of Deeds Office Instrument Number 2021005175, 2021005176 and 2021005177. Said property being more fully described as follows:

Commencing at a Mag Nail set at the approximate intersection of the centerline of Gaddist Road and the centerline of Angie Drive having S.C. State Plane Coordinates (NAD83/2011) of N 473,261.53 and E 2,214,153.93; thence N 05°45'38" W a distance of 414.86 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of a curve turning to the right, having an arc length of 176.39 feet, a radius of 2661.50 feet, a chord length of 176.36 feet, and a chord bearing N 03°37'32" W to an iron rebar with Norfolk Southern Cap; thence N 01°43'37" W a distance of 559.53 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of a curve turning to the left, having an arc length of 39.32 feet, a radius of 741.20 feet, a chord length of 39.31 feet and a chord bearing of N 03°14'47" W to an iron rebar with Norfolk Southern Cap; thence N 73°14'30" E a distance of 873.97 feet to an old axle found; thence N 27°14'35" W a distance of 119.30 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of a curve turning to the right, having an arc length of 174.70 feet, a radius of 1,000.00 feet, a chord length of 174.48 feet, and a chord bearing of N 68°24'14" E to an iron rebar with Norfolk Southern Cap; thence N 73°24'31" E a distance of 1040.48 feet to an iron rebar with Norfolk Southern Cap; thence S 65°40'30" E a distance of 76.34 feet to an iron rebar with Norfolk Southern Cap; thence S 65°00'42" E a distance of 202.86 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of a curve turning to the right, having an arc length of 74.32 feet, a radius of 2000.00 feet, a chord length of 74.32 feet, and a chord bearing N 80°05'55" E to an iron rebar and cap set having S.C. State Plane Coordinates (NAD83/2011) of N 475,765.83 and E 2,216,350.11, said point being the true Point Of Beginning;

thence with the arc of a curve turning to the left, having an arc length of 380.94 feet, a radius of 1532.93 feet, a chord length of 379.96 feet, and a chord bearing N 60°57'45" E to an iron rebar and cap set; thence with a reverse curve turning to the right, having an arc length of 113.22 feet, a radius of 1445.00 feet, a chord length of 113.26 feet, and a chord bearing S 87°34'58" E to an iron rebar with Norfolk Southern Cap; thence S 85°20'12" E a distance of 103.59 feet to an iron rebar with Norfolk Southern Cap; thence S 37°58'16" W a distance of 191.91 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of

a curve turning to the left, having an arc length of 431.82 feet, a radius of 2000.00 feet, a chord length of 430.99 feet, and a chord bearing S 87°20'55" W to the point of beginning. Said parcel containing 1.08 Acres more or less.

TO BE ADDED TO TMS#175-00-02-047

**PARCEL J-3:**

ALL that piece parcel or tract of land situate in Berkeley County, South Carolina and shown as "Parcel J-3" on a plat by Thomas & Hutton dated September 23, 2020 entitled "PLAT OF SUBDIVISION CREATING A VARIABLE WIDTH RIGHT OF WAY TO BE ACQUIRED BY NORFOLK SOUTHERN RAILWAY COMPANY FROM RILEY TRACT, LLC PARCEL J-4 (22.91 Ac.) AND THE ABANDONMENT OF PARCEL 'J-3' (3.91 Ac.) AND A 1.09 Ac. PORTION OF PARCEL 'J-3' BOTH TO BE COMBINED WITH RILEY TRACT, LLC (TMS#175-00-00-047)" recorded in the Berkeley County Register of Deeds Office Instrument Number 2021005175, 2021005176 and 2021005177. Said property being more fully described as follows:

Commencing at a Mag Nail set at the approximate intersection of the centerline of Gaddist Road and the centerline of Angie Drive having A.C. State Plane Coordinates (NAD83/2011) of N 473.961.53 and E 2,214,153.93; thence N 05°45'38" W a distance of 416.86 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of a curve turning to the right, having an arc length of 176.39 feet, a radius of 2661.50 feet, a chord length of 176.34 feet, and a chord bearing N 03°37'32" W to an iron rebar with Norfolk Southern Cap; thence N01°43'37" W a distance of 559.53 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of curve turning to the left, having an arc length of 39.32 feet, a radius of 741.20 feet, a chord length of 32.31 feet and a chord bearing of N 03°14'47" W to an iron rebar with Norfolk Southern Cap; thence N 73°14'30" E a distance of 873.97 feet to an old axle found; thence N 27°14'35" W a distance of 119.30 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of a curve turning to the right, having an arc length of 174.70 feet, a radius of 1,000.00 feet, a chord length of 174.48 feet, and a chord bearing of N 68°24'14" E to an iron rebar with Norfolk Southern Cap; thence N 73°24'31" E a distance of 1040.48 feet to an iron rebar with Norfolk Southern Cap; thence S 65°40'30" a distance of 76.34 feet to an iron rebar with Norfolk Southern Cap; thence S 65°00'42" E a distance of 202.86 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of a curve turning to the right, having an arc length of 74.32 feet, a radius of 2000.00 feet, a chord length of 74.32 feet, and a chord bearing N 80°05'55" E to an iron rebar and cap set; thence with the arc of a curve turning to the right, having an arc length of 431.82 feet, a radius of 2000.00 feet, a chord length of 430.99 feet, and a chord bearing N 87°26'15" E to an iron rebar with Norfolk Southern Cap having S.C. State Plane Coordinates [NAD83/2011) of N 475,785.77 and E 2,216,780.64, said point being the true Point Of Beginning;

thence N 37°58'14" E a distance of 191.91 feet to an iron rebar with Norfolk Southern Cap; thence S 85°20'12" E a distance of 1006.75 feet to an iron rebar with Norfolk Southern Cap; thence S 01°18'14" W a distance of 160.28 feet to an iron rebar with Norfolk Southern Cap; thence N 85°20'12" W a distance of 1082.12 feet to an iron rebar with Norfolk Southern Cap; thence with the arc of a curve turning to the left, having an arc length of 39.42 feet, a radius of 2000.00 feet, a chord length of 39.42 feet, and a chord bearing N 85°54'05" W to a to the point of beginning. Said parcel containing 3.91 Acres more or less.

TO BE ADDED TO TMS#175-00-02-047

STATE OF SOUTH CAROLINA )  
COUNTY OF BERKELEY )

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 is located in Berkeley County, South Carolina bearing County Tax Map Numbers 175-00-02-047 & 175-00-02-114, was transferred by Ann C. Payne to Ann C. Payne, as Trustee of the Ann Payne Trust dated June 8, 2020, on October 26, 2021.

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) X exempt from the deed recording fee because (See Information section of affidavit): #8 Transfer to Trust

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_ or No \_\_\_

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 N/A  
(b) The fee is computed on the fair market value of the realty which is: N/A.  
(c) The fee is computed on the fair market value of the realty as established for property tax purposes which is: N/A

5. Check Yes \_\_\_ or No X 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \_\_\_\_\_  
(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:

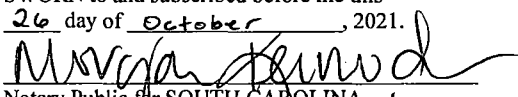
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Legal Representative.**

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.

  
Responsible Person Connected with the Transaction

Robert J. Donaldson  
Print or Type Name Here

SWORN to and subscribed before me this  
26 day of October, 2021.

  
Notary Public for SOUTH CAROLINA  
My Commission Expires: 10/08/2023

