

AIKEN COUNTY ASSESSOR

Tax Map:

222-00-12-011 PORTION

Date: 01/08/2014

**GENERAL WARRANTY DEED**

AIKEN COUNTY ASSESSOR

Tax Map:

222-00-12-011

222-00-12-001

104-18-11-005

222-00-05-011

222-00-12-012

Date: 01/08/2014

Corrected: 01/08/2014

**STATE OF SOUTH CAROLINA**

**COUNTY OF AIKEN**

**TITLE NOT EXAMINED**

KNOW ALL MEN BY THESE PRESENTS, THAT **M.R. WARNER & SON, INC.**  
(hereinafter whether singular or plural the "Grantor")

in the State aforesaid, for and in consideration in the sum of **BY**

**WAY OF TRANSFERRING FROM ONE ENTITY TO ANOTHER** to the Grantor paid

by

**CALEB'S RIVERSIDE FARM, INC.**

**4902 WAGENER ROAD**

**WAGENER, SC 29164**

(hereinafter whether singular or plural the "Grantee") has  
granted, bargained, sold and released, and by these presents does  
grant, bargain, sell and release unto the said Grantee, It's  
Successors and or Assigns the following described property.

See attached Exhibit A

**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 said Grantee, Its Successors and or Assigns  
forever.

And the Grantor does hereby bind Its Successors, and Assigns  
to warrant and forever defend all and singular the said premises  
unto the said grantee and the Grantee's Heirs and Assigns,  
against the Grantor and the Grantor's Heirs and against every  
person whomsoever lawfully claiming, or to claim, the same  
or any part thereof.

**RETURN TO: BUSBEE LAW OFFICE**

**P.O. BOX 596  
WAGENER, SC 29164**

**2013031328**

DEED

RECORDING FEES

\$10.00

STATE TAX

\$0.00

COUNTY TAX

\$0.00

PRESENTED & RECORDED:

**12-31-2013 09:15 AM**

JUDITH WARNER

REGISTER OF MESNE CONVEYANCE

AIKEN COUNTY, SC

BY: LYNN STEMBRIDGE DEPUTY

**BK: RB 4490**

**PG: 1956 - 1960**

WITNESS the Hand and Seal of the Grantor this 23rd day of Dec in the year of our Lord two thousand thirteen and in the two hundredth and thirty eighth year of Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered )  
In the Presence of )

Joyce H. Horne  
Miss S. White

M. R. WARNER & SON, INC.

Kevin R. Warner  
BY: KEVIN R. WARNER  
ITS: PRESIDENT

STATE OF SOUTH CAROLINA )  
COUNTY OF AIKEN )

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Grantor sign, seal and, as the Grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this )

23 day of Dec, 2013 )

Lynne E. Stumbridge  
Notary Public for S.C.  
Commission Expires: 6-20-16

Joyce H. Horne  
Witness



**EXHIBIT A**

**ALSO: ALL THOSE CERTAIN LOTS OF LAND, WITH IMPROVEMENTS THEREON, LOCATED IN AIKEN COUNTY, SOUTH CAROLINA, SHOWN AND DESIGNATED AS LOT # 76 AND LOT #77, ON A PLAT OF SUNSET HILL DEVELOPMENT MADE BY P. M. HANKINSON, SURVEYOR, UNDER DATE OF OCTOBER 26, 1927, RECORDED IN MISC. 10 AT PAGE 13 IN THE OFFICE OF THE RMC FOR AIKEN COUNTY. REFERENCE IS HEREBY BEING MADE TO AFOREMENTIONED PLAT AND A SUBDIVISION PLAT RECORDED IN MISC BOOK 1, AT PAGE 104 AND RECORDED NOVEMBER 28, 1927 IN THE OFFICE OF THE RMC FOR AIKEN COUNTY. REFERENCE BEING MADE TO SUCH PLATS FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.**

**THIS BEING THE IDENTICAL PROPERTY CONVEYED INTO M. R. WARNER & SON, INC. BY DEED OF RIVERSIDE FARMS, LLC, a SOUTH CAROLINA PARTNERSHIP RECORDED IN RECORD BOOK 4277 PAGE 826 IN THE OFFICE OF THE RMC FOR AIKEN COUNTY.**

**TMS#:104-18-11-005**

**ALSO: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF AIKEN, STATE OF SOUTH CAROLINA CONTAINING 4.760 ACRES AS SHOWN ON A PLAT PREPARED FOR M.R. WARNER DATED FEBRUARY 16, 1992 AND RECORDED MAY 24, 1993 IN PLAT BOOK 29 PAGE 113 IN THE OFFICE OF THE RMC FOR AIKEN COUNTY. REFERENCE BEING MADE TO SUCH PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.**

**TMS#:222-00-12-001**

**ALSO: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, CONTAINING 0.5054 ACRE, MORE OR LESS, AS SHOWN ON A PLAT PREPARED FOR A LOT AND IRRIGATION LINE EASEMENT FOR RAELEIGH G. AND KEVIN R. WARNER DATED SEPTEMBER 1, 1994 AND REVISED JUNE 27, 2003 AND REVISED JANUARY 6, 2004 BY HASS & HILDERBRAND, INC. RECORDED IN PLAT BOOK 55 PAGE 548 IN THE OFFICE OF THE RMC FOR AIKEN COUNTY. REFERENCE BEING MADE TO SUCH PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.**

**TMS#: 222-00-05-011**

**ALSO: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, CONTAINING 10 ACRES, MORE OR LESS, AS SHOWN ON A BOUNDARY SURVEY FOR A TRACT OF LAND PREPARED FOR KEVIN ROY WARNER AND RAE LEIGH WARNER BY HASS & HILDERBRAND, INC. DATED OCTOBER 8, 2003 AND RECORDED NOVEMBER 10<sup>TH</sup>, 2003 IN PLAT BOOK 47 AT PAGE 125-2, RECORDS OF AIKEN COUNTY. REFERENCE BEING MADE TO SUCH PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.**

**LESS AND EXCEPT -ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH ANY IMPROVEMENTS THEREON, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A BOUNDARY SURVEY FOR A TRACT OF LAND FOR DEVIN ROY AND RAE LEIGH WARNER DATED JULY 26, 2010 AND RECORDED JULY 27, 2010 IN PLAT BOOK 55 AT PAGE 431 IN THE OFFICE OF THE RMC FOR AIKEN COUNTY. REFERENCE BEING MADE TO SUCH PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.**

**TOGETHER WITH A PERPETUAL, NON EXCLUSIVE EASEMENT AS SHOWN ON THE ABOVE REFERENCED SURVEY.**

**TMS#:222-00-12-012**

**THIS BEING THE IDENTICAL PROPERTY CONVEYED TO M.R. WARNER & SON, INC. BY DEED OF KEVIN R. WARNER ADA KEVIN WARNER AND RAELEIGH G. WARNER AKA RAE LEIGH WARNER RECORDED IN RECORD BOOK 4331 PAGE 1398 IN THE OFFICE OF THE RMC FOR AIKEN COUNTY.**

ALSO: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN AIKEN COUNTY, SOUTH CAROLINA, CONTAINING 800.68 ACRES , MORE OR LESS AS SHOWN ON A PLAT PREPARED BY HASS & HOLDERBRAND, INC. FOR CALEB'S RIVERSIDE FARM INC. DATED NOVEMBER 15, 2013 AND BEING RECORDED IN PLAT BOOK 57 PAGE 588 IN THE OFFICE OF THE RMC FOR AIKEN COUNTY. REFERENCE BEING MADE TO SUCH PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS BEING THE PROPERTY CONVEYED TO M.R. WARNER & SON, INC. BY DEED OF M.R WARNER AND ALBERTA G. WARNER DATED APRIL 16, 1965 AND RECORDED JUNE 22, 1965 IN DEED BOOK 282 PAGE 226 IN THE OFFICE OF THE RMC FOR AIKEN COUNTY.

TMS#:222-00-12-011

NOT OFFICIAL



**STATE OF SOUTH CAROLINA**

**COUNTY OF AIKEN**

**AFFIDAVIT OF CONSIDERATION**

Personally appeared before me, JACQUELINE F. BUSBEE who is duly sworn, deposed and says that the following is a true and correct statement concerning the consideration for the conveyance set forth below:

**GRANTOR: M.R. WARNER & SON, INC**

**GRANTEE (PAYOR): CALEB'S RIVERSIDE FARM, INC.**

**GRANTEE MAILING ADDRESS: 4902 WAGENER ROAD  
WAGENER, SC 29164**

**CONSIDERATION: TRANSFER FROM ONE ENTITY TO A SUBSIDIARY**

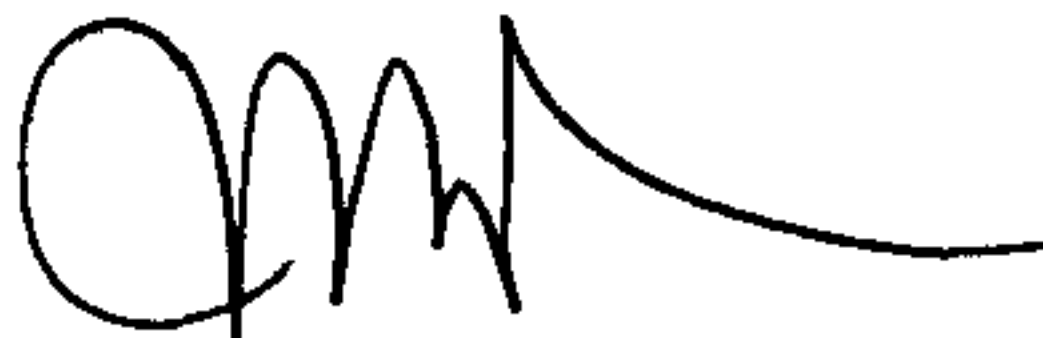
**DATED: DECEMBER 23, 2013**

**TAX PARCEL #** 104-18-11-005  
222-00-12-001  
222-00-05-011  
222-00-12-011  
222-00-12-012

**EXEMPTION (if applicable):**

\_\_\_\_\_ This transfer is exempt from the deed recording fee based on by way of Exception 3

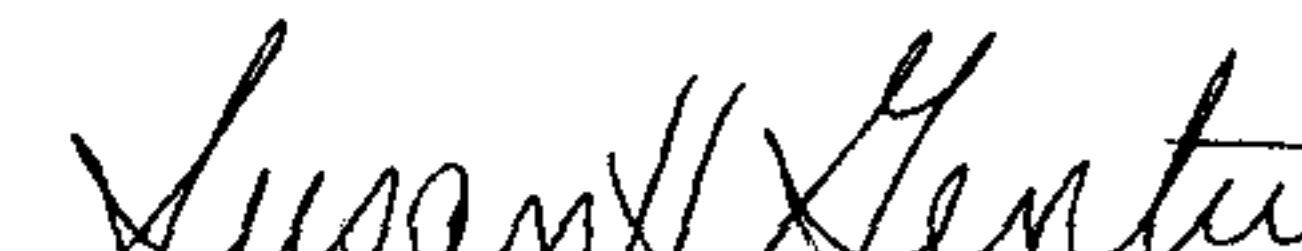
  X   This transfer is subject to the deed recording fee as a transfer for the consideration amount listed above.



\_\_\_\_\_  
Purchaser or Legal Representative of Purchaser

**SWORN TO BEFORE ME**

**This 30 day of DECEMBER 2013**

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission expires: 7/26/16