

# Parcel Information Report (2021/05/13 12:50)

311-00-00-028



## General Information

Parcel Number 311-00-00-028	Building Type	Grantor
Owner Name PALMETTO UTILITIES INC	Finished Building Area 0	Previous Deed Book-Page
Owner Name2	Number Of Bedrooms 0	Previous Sale Date 1900/01/01
Owner Name3	Number Of Full Baths 0	Previous Sale Price \$0.00
Location Address 327 FRIENDS NECK RD LUGOFF, SC 29078	Exterior Wall Type	Zoning
Mailing Address 1710 WOODCREEK FARMS RD ELGIN, SC 29045	Detached Garage Carport	Deed Book-Page 3649-155
Legal Description	Primary LandUse Code RG	Plat Book D7
Year Built 0	Taxable Land Value 200000	Plat Page 10
Total Acreage 12.68	Total Yard Item Value 0	District 277F
Sale Date 2017/02/07	Total Building Value 0	
Sale Price \$200,000.00	Total Taxable Value 200000	
Sale Type No Match AT1	Total Full Market Value 200000	

201700001085 EXEMPT  
Filed for Record in  
KERSHAW COUNTY SC  
BILLIE MCLEOD, REGISTER,  
DEED 2017 At 10:17:14 am.  
DEED 11.00  
STATE .00  
COUNTY .00  
OR Volume 3649 Page 148 - 154

THE STATE OF SOUTH CAROLINA )  
COUNTY OF KERSHAW )

QUIT CLAIM DEED

KNOWALL MEN BY THESE PRESENTS, that PALMETTO UTILITIES, LLC,

f/k/a WILDWOOD UTILITIES, INC, for and in consideration of the sum of FIVE and 00/100 DOLLARS (\$5.00) good and sufficient consideration in hand paid at and before the sealing and delivery of these presents, by LUGOFF FARMS, LLC, has remised, released and forever Quit-Claimed, and by these presents does remise, release and forever Quit-Claim unto the said LUGOFF FARMS, LLC, its successors and assigns, its entire interest in and to, and all of its, title, and interest, if any, in and to the following described property:

Please see Exhibit "A" and Exhibit "B", attached hereto and incorporated by reference.

Grantee's Address: 386 Lachicotte Rd  
Lugoff, SC 29078

TMS # 369-00-00-016

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, so that neither the said Grantor, nor its successors or assigns, nor any other person or persons, claiming under her or them, 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 or parcel thereof, forever.

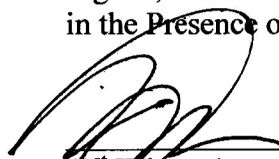
Recorded this 10th Day  
Of Feb, 2017  
Robin H. Watkins,  
Kershaw County Auditor

WITNESS my Hand and Seal this 9<sup>th</sup> day of February 2017, in

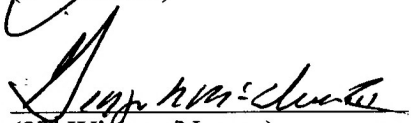
the year of our Lord two thousand and seventeen.

Signed, Sealed and Delivered  
in the Presence of:

**Palmetto Utilities, Inc., a/k/a  
Wildwood Utilities, Inc.**

  
(1<sup>st</sup> Witness)

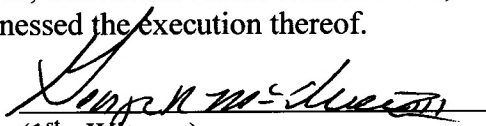
  
By: Adam Delk  
Its: Authorized Signer

  
(2<sup>nd</sup> Witness/Notary)

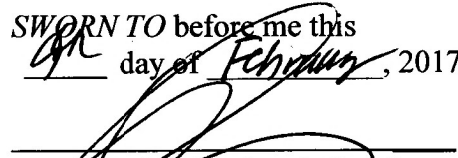
THE STATE OF SOUTH CAROLINA )  
COUNTY OF )

PROBATE

PERSONALLY APPEARED before me George A. McElveen and  
made oath that he/she saw Adam Delk on behalf of the within named  
Grantor sign, seal, and as his/her act and deed, deliver the within written Deed; and that  
he/she with Anne S. Conder witnessed the execution thereof.

  
(1<sup>st</sup> Witness)

SWORN TO before me this  
9<sup>th</sup> day of February, 2017

  
Notary Public for South Carolina  
My commission expires  
Notary Public for South Carolina  
My Commission Expires April 27, 2021

## EXHIBIT A

All that certain piece, parcel or tract of land, together with all improvements thereon, lying, being and situate in Wateree Township, County of Kershaw, State of South Carolina, containing 3209.195 acres and being shown on a map of 3227 acres, more or less, by James T. Gettys, Jr., dated May 2, 1972. This being all of the property decided to Lugoff Farms Trust by J. Ernest Kinard, Jr. and Edward M. Royall, as Trustees, with the exception of the 17.805 acres conveyed to Carolina Power & Light Company. Said property being described more particularly hereinbelow and consisting of three (3) parcels.

Parcel 1. All that piece, parcel or tract of land with improvements thereon, lying and being situate in the State of South Carolina, County of Kershaw, Wateree Township, in the Lugoff area, lying on the North side of Interstate Highway 20 containing 1,043 acres, more or less, and being bounded generally as follows: NORTH by State Highway S-28-133 in part, the run of Wright's Branch in part, separating from lands of Hattie P. White, on the County dirt road in part, separating from property now or formerly of E.I. duPont de Nemours & Co., by other property now or formerly E.I. duPont de Nemours & Co., and by property now or formerly of James Ward; EAST by the Wateree River and by property now or formerly of James Ward; SOUTH by Interstate Highway 20; and WEST by property now or formerly of D.A. Campbell, Jr., et. al, and by a parcel of 2.3 acres now or formerly of George P. Lachicotte, by a parcel of 1.3 acres as shown on plat belonging to Ephesus Church, by property now or formerly of Frank Williams Estate, and by property now or formerly of E.I. duPont de Nemours & Co. Excepting, however, a 17.759 acres and a .046 acre tract conveyed by Lugoff Farms Trust to Carolina Power & Light Company by deed dated November 24, 1975, recorded in the Office of the Clerk of Court for Kershaw County in Deed Book IX at Page 2454.

Parcel 2. All that piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Kershaw, Wateree Township, on the Wateree River near Lugoff, containing 1365 acres, more or less, and being bounded generally NORTH by Interstate 20 which separates it from Parcel 1 above described; EAST by the Wateree River; SOUTH by Parcel 3 hereinafter described; and WEST by property of the Liberty Corporation.

Parcel 3. All that piece, parcel or tract of land, lying and being situate in the State of South Carolina, County of Kershaw, Wateree Township, near Lugoff on the waters of the Wateree River, containing 819 acres, more or less, and being bounded as follows: NORTH by a parcel of property of R.W. Lloyd, by property of the Liberty Corp., and by parcel 2 above described; EAST by the Wateree River and by lands of R.W. Lloyd; SOUTH by property of R.W. Lloyd; and WEST by property of R.W. Lloyd, separated therefrom by Gillis Ditch, the center line thereof being the line.

The above Parcel 3 is more particularly shown on the plat dated April 29, 1972 by J.T. Gettys, RLS, and recorded in the Office of the Clerk of Court for Kershaw County in Plat Book 35 at Page 228.

All three of the above parcels are shown on that plat prepared by J.T. Gettys, Jr., RLS, dated May 2, 1972, and recorded in said office in Plat Book 35 at Page 229.

This conveyance is made subject to all easements of record or on the ground for utilities including telephone and electric lines, and all roadways which are either public or in which some right has been heretofore granted to third parties, and specifically the right of R.W. Lloyd, his heirs and assigns to use the old Estate road, Keith Road, and Gillis Ditch Road for ingress and egress to his properties.

ALSO conveyed herein are such easements and rights of way as may have been acquired by the grantors over any other tracts for ingress, egress or any other purposes.

### LESS AND EXCEPTING THEREFROM, HOWEVER:

All that certain tract of land containing 1129.98 acres, more or less, located in Kershaw County, South Carolina and shown on the certain plat prepared for Gillies Creek Farms, LLC by United Design Services, Inc. dated December 18, 2001, revised January 7, 2002 (the "Plat") and being recorded in Plat Book B44 at Page 1, Office of the Register of Deeds for Kershaw County, reference being made to said plat for a more complete description of the property.

Together with a non-exclusive perpetual easement for ingress and egress between the above described property and Ward Road (66' R/W) Road 38, over and across those certain lands shown as a 30' Access Easement, as more particularly shown on the Access Easement Detail on the Plat, reference being made to said plat for a more complete description of the property.

AND

Instrument      Volume Page  
201700001085 OR      3649    151

All that parcel or strip of land, in fee simple, with improvements thereon, if any, including right of access as may be needed for controlled access facilities, containing 9.057 acres of land and being described as follows: Within 620 feet of the survey centerline of Route I-20 (West Bound Lane), on the left, between approximate survey stations 130 + 95 and 136+ 80, thence along a transition to 470 feet as survey station 140 + 5, thence along a transition to 300 feet at survey station 142 + 60, thence along a transition to 154.83 at survey station 147.95.

and less and excepting:

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying, and being in Kershaw County, South Carolina, Wateree Township, near the town of Lugoff, designated as 1.84 acres (80177 Sq. ft.) on a plat prepared for Lugoff Farms, LLC by William M. Brasington, dated November 5, 2014, recorded in the office of the ROD for Kershaw county in Plat Book C172 at page 4, reference being made to said plat for a complete and accurate description thereof, be all measurements a little more or a little less.

Being that portion of property conveyed to Charles T. Manning by deed of Lugoff Farms, LLC, dated March 17, 2015, recorded in the office of the ROD for Kershaw County on March 26, 2015 in record book 3353 at page 281.

and less and excepting:

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying, and being in Kershaw County, South Carolina, Wateree Township, near the town of Lugoff, being shown and designated as a 100.009 acre tract on a boundary survey prepared by J. Henry Walker, III, Surveyor, dated May 4, 2016, recorded in the office of the ROD for Kershaw county in Plat Book C97 at page 3, reference being made to said plat for a complete and accurate description thereof, be all measurements a little more or a little less.

Being that portion of property conveyed to Two Parks, LLC by deed of Lugoff Farms, LLC, dated July 22, 2016, recorded in the office of the ROD for Kershaw County on July 25, 2016 in record book 3558 at page 5.

and also less and excepting:

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying, and being in Kershaw County, South Carolina, Wateree Township, near the town of Lugoff, being shown and designated as a 761.39 acre tract on a plat prepared for Lugoff Farms, LLC by United Design Services, Inc. dated September 10, 2012, recorded in the office of the ROD for Kershaw county in Plat Book C132 at page 1, reference being made to said plat for a complete and accurate description thereof, be all measurements a little more or a little less.

Being that portion of property conveyed to Gonzales Land and Timber, LLC by deed of Lugoff Farms, LLC, dated December 18, 2012, recorded in the office of the ROD for Kershaw County on December 19, 2012 in record book 3027 at page 6.

## EXHIBIT B

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying and being in Kershaw County, South Carolina, near the town of Lugoff, being shown and delineated on a map of property to be conveyed to Williams Furniture Corporation to R.W. Lloyd & The Lugoff Farms, Inc., dated September, 1963, recorded in the office of the ROD for Kershaw county in Plat book 22 at page 87, said easement beginning at the Wateree River and running S63 30"W along ditch (as will more clearly appear on said plat), between the properties of the Lugoff Farms, Inc. for a distance and 11,404.6 feet, more or less, and running to property now or formerly of Williams Furniture Company.

Being the same easement and right of way conveyed to Wildwood Utilities, Inc. by deed of Palmetto State Construction Company, dated March 31, 1995, recorded in the office of the ROD for Kershaw County on April 10, 1995 in deed book 333 at page 1894

STATE OF SOUTH CAROLINA )  
COUNTY OF Horry

**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 at Lakewood Rd 369-00-00-016  
by Dorothy Whitely to Hugh James Wilson 2/9/12, was transferred

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) ✓ exempt from the deed recording fee because (See Information section of affidavit): #1 no cons. paid

(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       .  
(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. (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:       -0-        
(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:       -0-      

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

9. I understand that a person required to furnish this affidavit who wilfully 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

*Anne S. Conder*

Print or Type Name Here

**SWORN to and subscribed before me this**

**27** day of **Feb** 20**17**

Notary Public for **SC**

My Commission Expires: **3-17-24**

Notary (L.S.): **Natalie B Brudner**

Notary (printed name): **Natalie B Brudner**

#### INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



Vicinity Map - Not to Scale

Curve	Length	Radius	Tangent	Bearing	Distance	Delta
C1	67.68'	9764.57'	161.53'	S 84°39'51" E	329.22'	1°33'48"
C2	323.23'	9764.57'	161.53'	S 84°39'51" W	329.22'	1°33'48"
C3	67.68'	2326.59'	33.84'	S 52°53'12" W	67.68'	1°40'16"
C4	1521.67'	5824.23'	633.89'	S 53°37'26" W	1318.84'	15°00'07"
C5	1037.83'	5793.89'	520.21'	N 66°32'47" E	1038.24'	10°16'18"
C6	333.29'	5837.86'	166.89'	S 72°39'04" W	333.24'	3°16'15"
C7	1032.76'	5837.86'	527.81'	N 66°50'56" E	1031.53'	10°19'58"
C8	1527.58'	5874.23'	666.83'	S 52°35'51" E	1324.76'	12°56'55"
C9	64.18'	2371.59'	32.09'	S 82°52'03" W	64.18'	1°33'05"
C10	321.59'	9714.57'	160.51'	N 54°35'51" E	321.59'	1°33'48"

Line	Line Table	Distance
L1	S 34°27'15" E	50.00'
L2	S 36°20'05" E	50.00'
L3	S 36°20'05" E	100.00'
L4	S 35°37'15" W	50.59'
L5	S 35°37'15" W	50.59'
L6	S 36°01'18" E	50.03'
L7	N 46°16'38" E	798.41'
L8	S 59°15'59" W	598.39'
L9	S 47°35'05" W	13.32'
L10	S 47°35'05" W	50.00'
L11	S 42°02'58" W	200.72'
L12	N 47°00'01" E	1754.33'
L13	N 47°00'01" E	657.71'
L14	N 47°42'40" E	212.20'
L15	S 52°53'12" W	65.00'
L16	S 14°48'18" E	65.00'
L17	N 75°11'42" E	598.86'
L18	N 14°48'18" W	198.68'
L19	N 75°11'42" E	255.00'
L20	S 47°00'01" W	2413.82'
L21	N 75°01'58" E	298.77'
L22	N 14°58'04" W	50.00'
L23	S 75°01'58" W	75.01'
L24	N 59°35'11" W	282.36'
L25	S 30°02'58" W	183.57'
L26	S 30°02'58" W	183.57'
L27	S 75°11'42" W	868.50'
L28	S 47°42'40" W	212.51'
L29	S 47°00'01" W	2413.82'
L30	S 47°11'38" W	864.33'
L31	S 47°11'38" W	864.33'
L32	S 47°38'05" W	8.48'
L33	S 59°15'59" W	598.55'
L34	S 46°16'58" W	791.43'

Certificate of Ownership and Dedication

The undersigned hereby acknowledge that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of development / plat) with my (our) free consent and that I (We) hereby dedicate all items as specifically shown or indicated on said plat.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Legend

- SCOOT Conc. Monument
- 5/6" Iris

Reference

- Deed Book 3060, Page 102.
- Plat Book B106, Page 01.
- SCOOT Docket, 28.428
- SCOOT File # 28.1198

Notes

- This property is subject to all easements and restrictions of record.
- This document represents a Parcel Split Survey of an existing parcel of record.
- This property is located in flood zone "X", "AE", and "A" as shown on Flood Insurance Rate Map number 45055 C 0435 E dated 12/19/2006. Flood zone lines shown hereon are scaled and approximate only.
- Properties are shown in this plat as they exist on the date of this plat.
- No title search has been performed by this office.
- Parent Pin Map No. 311-00-00-016
- This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
- No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the existence or non-existence of facilities that may affect the use or development of this property.
- Bearings based on South Carolina Nad 83 State Plane Coordinate System. All distances are horizontal ground distance, not grid distances.

CRESCENT MOON



3099 Ino Dr.  
Loris, S.C. 29569  
Phone: (843) 716-6021

LAND SURVEYING

DRAWN BY: BWS	DATE: 2016-261	REVISIONS: Revised to easement area 1/10/2017.
APPROVED BY: BWS	DATE OF SURVEY: 11/1/2017	
SURVEYED BY: BWS		

Parcel Split Survey

of

Pin# 311-00-00-016

Containing 12.68 ± Acres Total

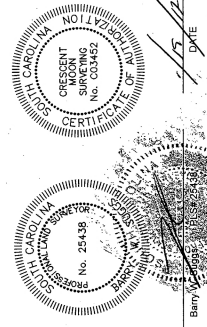
Kershaw County, South Carolina

for

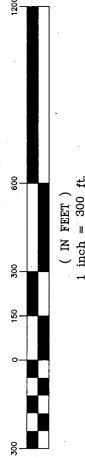
Palmetto Utilities, Inc.

Certificate of Accuracy

I hereby state that to the best of my professional knowledge, information, and belief, this survey was made in accordance with the requirements of the Standards of Professional Practice for Land Surveyors as set forth in the South Carolina Code of Laws, Title 45, Chapter 12, and the requirements for a Class C survey as specified therein; also there are no inaccuracies, omissions or projections other than shown.



GRAPHIC SCALE



311-00-00-016



## General Information

Parcel Number 311-00-00-016	Building Type	Grantor
Owner Name LUGOFF FARMS LLC	Finished Building Area 4104	Previous Deed Book-Page 2339-226
Owner Name2	Number Of Bedrooms 0	Previous Sale Date 2008/04/01
Owner Name3	Number Of Full Baths 0	Previous Sale Price \$5.00
Location Address 441 FRIENDS NECK RD LUGOFF, SC 29078	Exterior Wall Type	Zoning
Mailing Address 386 LACHICOTTE ROAD LUGOFF, SC 29078	Detached Garage Carport	Deed Book-Page 3649-148
Legal Description	Primary LandUse Code OFR	Plat Book B44
Year Built 0	Taxable Land Value 173400	Plat Page 1
Total Acreage 918.50	Total Yard Item Value 42600	District 277F
Sale Date 2017/02/09	Total Building Value 133900	
Sale Price \$5.00	Total Taxable Value 349900	
Sale Type No Match	Total Full Market Value 2472750	

201700001085 EXEMPT  
Filed for Record in  
KERSHAW COUNTY SC  
BILLIE MCLEOD, REGISTER,  
DEED 2017 AT 10:17:14 am.  
11.00  
STATE .00  
COUNTY .00  
OR Volume Page 3649 148 - 154

THE STATE OF SOUTH CAROLINA )  
COUNTY OF KERSHAW )

QUIT CLAIM DEED

KNOWALL MEN BY THESE PRESENTS, that PALMETTO UTILITIES, LLC,

f/k/a WILDWOOD UTILITIES, INC, for and in consideration of the sum of FIVE and 00/100 DOLLARS (\$5.00) good and sufficient consideration in hand paid at and before the sealing and delivery of these presents, by LUGOFF FARMS, LLC, has remised, released and forever Quit-Claimed, and by these presents does remise, release and forever Quit-Claim unto the said LUGOFF FARMS, LLC, its successors and assigns, its entire interest in and to, and all of its, title, and interest, if any, in and to the following described property:

Please see Exhibit "A" and Exhibit "B", attached hereto and incorporated by reference.

Grantee's Address: 386 Lachicotte Rd  
Lugoff, SC 29078

TMS # 369-00-00-016

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, so that neither the said Grantor, nor its successors or assigns, nor any other person or persons, claiming under her or them, 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 or parcel thereof, forever.

Recorded this 10th Day  
Of Feb., 2017  
Robin H. Watkins,  
Kershaw County Auditor

WITNESS my Hand and Seal this 9<sup>th</sup> day of February 2017, in

the year of our Lord two thousand and seventeen.

Signed, Sealed and Delivered  
in the Presence of:

Palmetto Utilities, Inc., a/k/a  
Wildwood Utilities, Inc.

[Signature]  
(1<sup>st</sup> Witness)

[Signature]

By: Adam Delk

Its: Authorized signer

[Signature]  
(2<sup>nd</sup> Witness/Notary)

THE STATE OF SOUTH CAROLINA )

) PROBATE

COUNTY OF )

PERSONALLY APPEARED before me George M. McElveen and  
made oath that he/she saw Adam Delk on behalf of the within named  
Grantor sign, seal, and as his/her act and deed, deliver the within written Deed; and that  
he/she with Anne S. Corder witnessed the execution thereof.

[Signature]  
(1<sup>st</sup> Witness)

SWORN TO before me this  
9<sup>th</sup> day of February, 2017

[Signature]  
Notary Public for South Carolina  
My commission expires April 27, 2021  
My Commission Expires April 27, 2021

## EXHIBIT A

All that certain piece, parcel or tract of land, together with all improvements thereon, lying, being and situate in Wateree Township, County of Kershaw, State of South Carolina, containing 3209.195 acres and being shown on a map of 3227 acres, more or less, by James T. Gettys, Jr., dated May 2, 1972. This being all of the property decided to Lugoff Farms Trust by J. Ernest Kinard, Jr. and Edward M. Royall, as Trustees, with the exception of the 17.805 acres conveyed to Carolina Power & Light Company. Said property being described more particularly hereinbelow and consisting of three (3) parcels.

Parcel 1. All that piece, parcel or tract of land with improvements thereon, lying and being situate in the State of South Carolina, County of Kershaw, Wateree Township, in the Lugoff area, lying on the North side of Interstate Highway 20 containing 1,043 acres, more or less, and being bounded generally as follows: NORTH by State Highway S-28-133 in part, the run of Wright's Branch in part, separating from lands of Hattie P. White, on the County dirt road in part, separating from property now or formerly of E.I. duPont de Nemours & Co., by other property now or formerly E.I. duPont de Nemours & Co., and by property now or formerly of James Ward; EAST by the Wateree River and by property now or formerly of James Ward; SOUTH by Interstate Highway 20; and WEST by property now or formerly of D.A. Campbell, Jr., et. al, and by a parcel of 2.3 acres now or formerly of George P. Lachicotte, by a parcel of 1.3 acres as shown on plat belonging to Ephesus Church, by property now or formerly of Frank Williams Estate, and by property now or formerly of E.I. duPont de Nemours & Co. Excepting, however, a 17.759 acres and a .046 acre tract conveyed by Lugoff Farms Trust to Carolina Power & Light Company by deed dated November 24, 1975, recorded in the Office of the Clerk of Court for Kershaw County in Deed Book IX at Page 2454.

Parcel 2. All that piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Kershaw, Wateree Township, on the Wateree River near Lugoff, containing 1365 acres, more or less, and being bounded generally NORTH by Interstate 20 which separates it from Parcel 1 above described; EAST by the Wateree River; SOUTH by Parcel 3 hereinafter described; and WEST by property of the Liberty Corporation.

Parcel 3. All that piece, parcel or tract of land, lying and being situate in the State of South Carolina, County of Kershaw, Wateree Township, near Lugoff on the waters of the Wateree River, containing 819 acres, more or less, and being bounded as follows: NORTH by a parcel of property of R.W. Lloyd, by property of the Liberty Corp., and by parcel 2 above described; EAST by the Wateree River and by lands of R.W. Lloyd; SOUTH by property of R.W. Lloyd; and WEST by property of R.W. Lloyd, separated therefrom by Gillis Ditch, the center line thereof being the line.

The above Parcel 3 is more particularly shown on the plat dated April 29, 1972 by J.T. Gettys, RLS, and recorded in the Office of the Clerk of Court for Kershaw County in Plat Book 35 at Page 228.

All three of the above parcels are shown on that plat prepared by J.T. Gettys, Jr., RLS, dated May 2, 1972, and recorded in said office in Plat Book 35 at Page 229.

This conveyance is made subject to all easements of record or on the ground for utilities including telephone and electric lines, and all roadways which are either public or in which some right has been heretofore granted to third parties, and specifically the right of R.W. Lloyd, his heirs and assigns to use the old Estate road, Keith Road, and Gillis Ditch Road for ingress and egress to his properties.

ALSO conveyed herein are such easements and rights of way as may have been acquired by the grantors over any other tracts for ingress, egress or any other purposes.

### LESS AND EXCEPTING THEREFROM, HOWEVER:

All that certain tract of land containing 1129.98 acres, more or less, located in Kershaw County, South Carolina and shown on the certain plat prepared for Gillies Creek Farms, LLC by United Design Services, Inc. dated December 18, 2001, revised January 7, 2002 (the "Plat") and being recorded in Plat Book B44 at Page 1, Office of the Register of Deeds for Kershaw County, reference being made to said plat for a more complete description of the property.

Together with a non-exclusive perpetual easement for ingress and egress between the above described property and Ward Road (66' R/W) Road 38, over and across those certain lands shown as a 30' Access Easement, as more particularly shown on the Access Easement Detail on the Plat, reference being made to said plat for a more complete description of the property.

AND

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All that parcel or strip of land, in fee simple, with improvements thereon, if any, including right of access as may be needed for controlled access facilities, containing 9.057 acres of land and being described as follows: Within 620 feet of the survey centerline of Route I-20 (West Bound Lane), on the left, between approximate survey stations 130 + 95 and 136+ 80, thence along a transition to 470 feet as survey station 140 + 5, thence along a transition to 300 feet at survey station 142 + 60, thence along a transition to 154.83 at survey station 147.95.

and less and excepting:

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying, and being in Kershaw County, South Carolina, Wateree Township, near the town of Lugoff, designated as 1.84 acres (80177 Sq. ft.) on a plat prepared for Lugoff Farms, LLC by William M. Brasington, dated November 5, 2014, recorded in the office of the ROD for Kershaw county in Plat Book C172 at page 4, reference being made to said plat for a complete and accurate description thereof, be all measurements a little more or a little less.

Being that portion of property conveyed to Charles T. Manning by deed of Lugoff Farms, LLC, dated March 17, 2015, recorded in the office of the ROD for Kershaw County on March 26, 2015 in record book 3353 at page 281.

and less and excepting:

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying, and being in Kershaw County, South Carolina, Wateree Township, near the town of Lugoff, being shown and designated as a 100.009 acre tract on a boundary survey prepared by J. Henry Walker, III, Surveyor, dated May 4, 2016, recorded in the office of the ROD for Kershaw county in Plat Book C97 at page 3, reference being made to said plat for a complete and accurate description thereof, be all measurements a little more or a little less.

Being that portion of property conveyed to Two Parks, LLC by deed of Lugoff Farms, LLC, dated July 22, 2016, recorded in the office of the ROD for Kershaw County on July 25, 2016 in record book 3558 at page 5.

and also less and excepting:

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying, and being in Kershaw County, South Carolina, Wateree Township, near the town of Lugoff, being shown and designated as a 761.39 acre tract on a plat prepared for Lugoff Farms, LLC by United Design Services, Inc. dated September 10, 2012, recorded in the office of the ROD for Kershaw county in Plat Book C132 at page 1, reference being made to said plat for a complete and accurate description thereof, be all measurements a little more or a little less.

Being that portion of property conveyed to Gonzales Land and Timber, LLC by deed of Lugoff Farms, LLC, dated December 18, 2012, recorded in the office of the ROD for Kershaw County on December 19, 2012 in record book 3027 at page 6.

## EXHIBIT B

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying and being in Kershaw County, South Carolina, near the town of Lugoff, being shown and delineated on a map of property to be conveyed to Williams Furniture Corporation to R.W. Lloyd & The Lugoff Farms, Inc., dated September, 1963, recorded in the office of the ROD for Kershaw county in Plat book 22 at page 87, said easement beginning at the Wateree River and running S63 30"W along ditch (as will more clearly appear on said plat), between the properties of the Lugoff Farms, Inc. for a distance and 11,404.6 feet, more or less, and running to property now or formerly of Williams Furniture Company.

Being the same easement and right of way conveyed to Wildwood Utilities, Inc. by deed of Palmetto State Construction Company, dated March 31, 1995, recorded in the office of the ROD for Kershaw County on April 10, 1995 in deed book 333 at page 1894

STATE OF SOUTH CAROLINA )  
COUNTY OF Horry

## 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 at Lakewood Rd 369-00-00-016  
by Dorothy Whitely to Hugh & Anne Wilson 2/9/12, was transferred

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) ✓ exempt from the deed recording fee because (See Information section of affidavit): #1 no cons. paid

(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       .  
 (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. (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:       -0-        
 (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:       -0-      8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney

9. I understand that a person required to furnish this affidavit who wilfully 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

*Anne S. Conder*

Print or Type Name Here

**SWORN to and subscribed before me this**

**27** day of **Feb** 20**17**

Notary Public for **SC**

My Commission Expires: **3-17-24**

Notary (L.S.): **Natalie B Brudner**

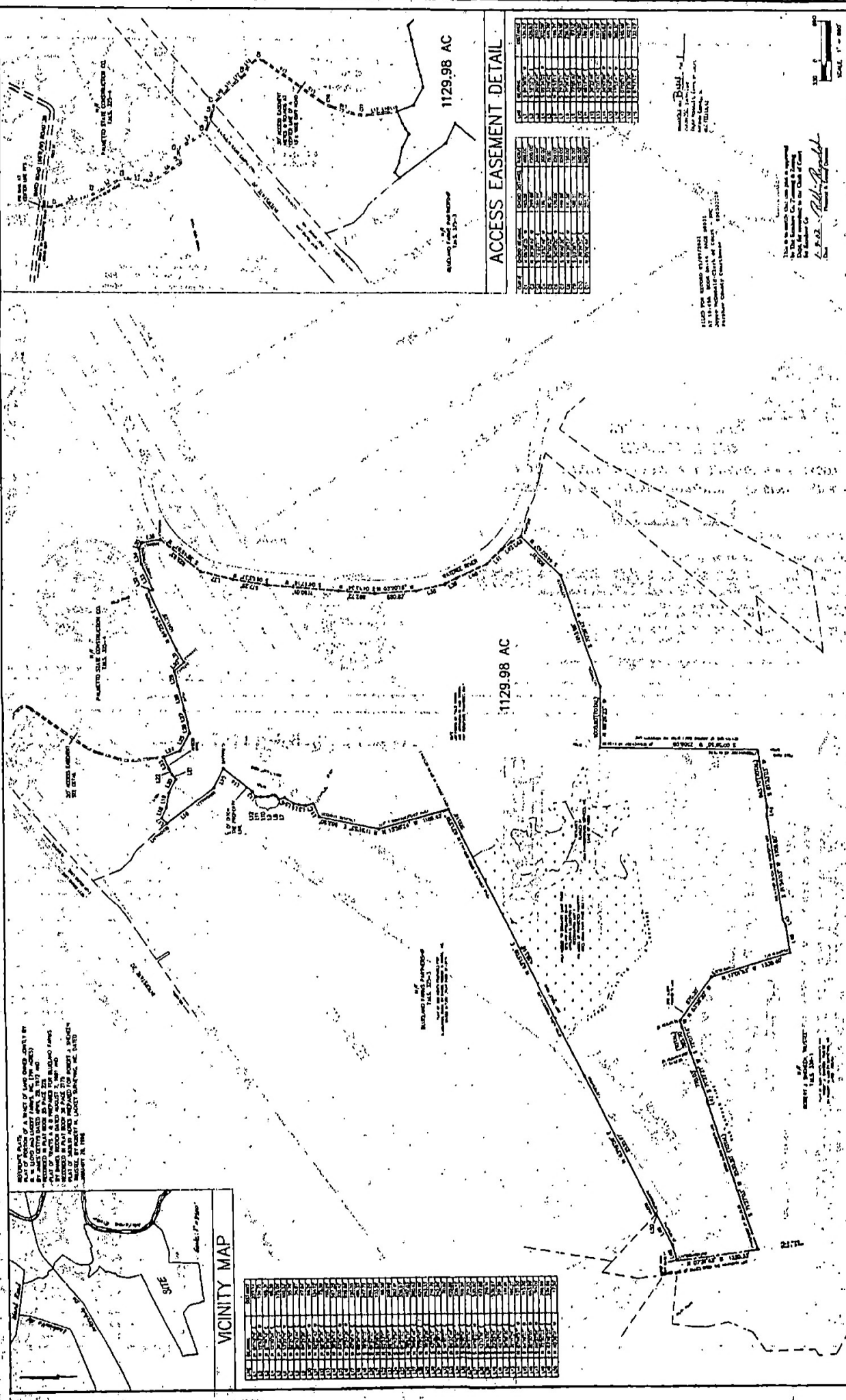
Notary (printed name): **Natalie B Brudner**

#### INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

[illegible]

1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100

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ACCESS EASEMENT DETAIL

10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1



This is to certify that same has been approved by The Executive Committee of the Board of Directors for forwarding to the Clerk of Court for Signature Co.

1-9-02. *Rolling Backs*  
 President & General Counsel

DATE 18 DEC 2008	TIME 23-0	COORD 08-07-57.000	DATE 10 1
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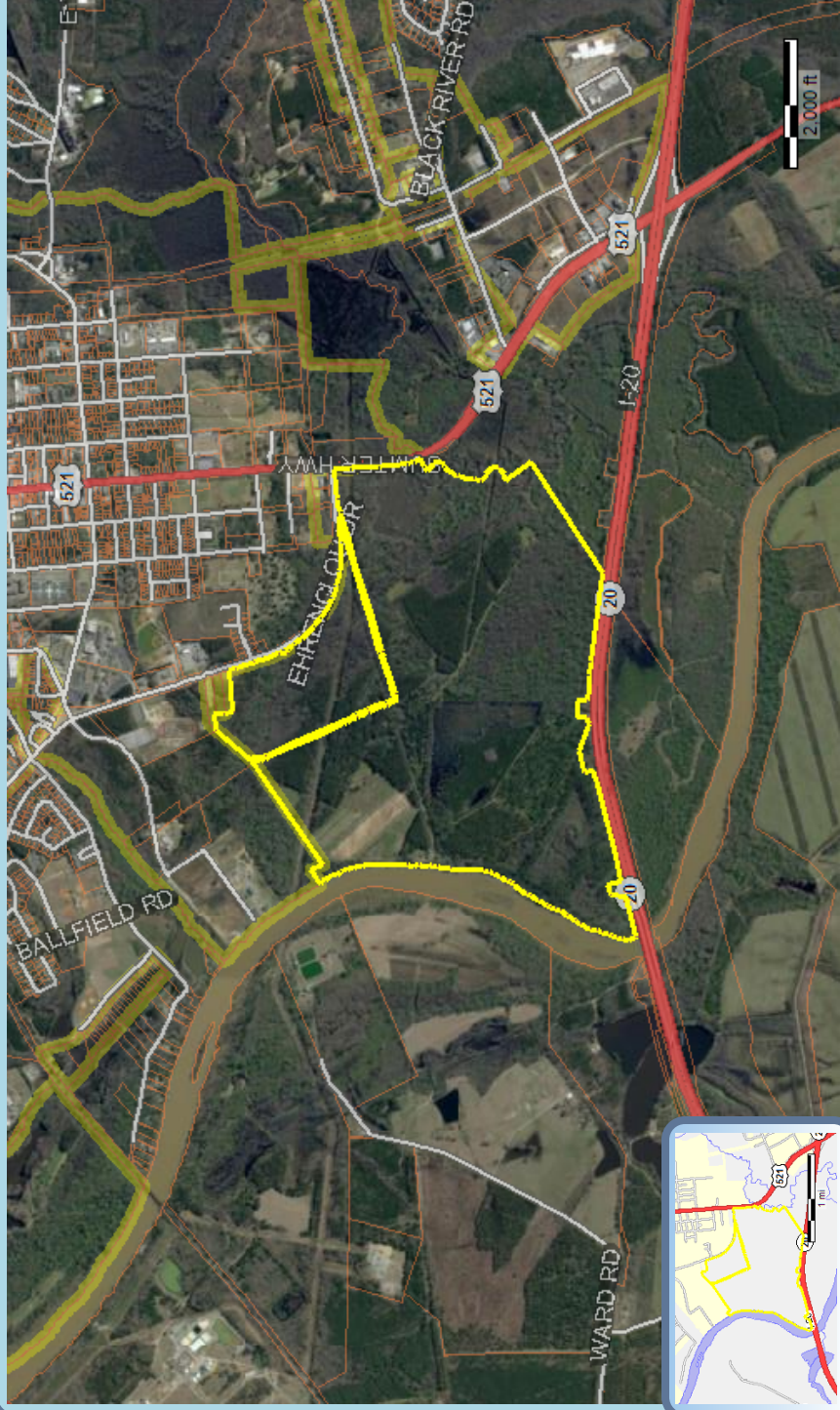
[illegible]

Gillies Creek Farms, LLC  
BULLFROG, INC.  
KESWEE COUNTY, SOUTH OF LAUREY, SOUTH CAROLINA

[illegible]



298-00-00-006



## General Information

Parcel Number 298-00-00-006	Building Type	Grantor
Owner Name BRAMBLEWOOD LLC	Finished Building Area 1008	Previous Deed Book-Page
Owner Name2 % PIERCE W CANTLEY JR	Number Of Bedrooms 0	Previous Sale Date 1900/01/01
Owner Name3	Number Of Full Baths 0	Previous Sale Price \$0.00
Location Address 1131 EHRENCLOU DR CAMDEN, SC 29020	Exterior Wall Type	Zoning
Mailing Address PO BOX 862 CAMDEN, SC 29010	Detached Garage Carport	Deed Book-Page 2782-61
Legal Description	Primary LandUse Code OFR	Plat Book 36
Year Built 0	Taxable Land Value 130100	Plat Page 2764
Total Acreage 688.00	Total Yard Item Value 5400	District 276
Sale Date 2011/03/17	Total Building Value 65500	
Sale Price \$5.00	Total Taxable Value 201000	
Sale Type Other	Total Full Market Value 641966	

201100001756  
Filed for Record in  
KERSHAW COUNTY SC  
BILLIE MCLEOD, REGISTER,  
03-17-2011 At 04:11:06 PM.  
DEED 10.00  
STATE .00  
COUNTY  
OR Volume 2782 Page 61 - 63

**No Title Examination**

STATE OF SOUTH CAROLINA )

) TITLE TO REAL ESTATE

COUNTY OF KERSHAW )

Instrument Volume Page  
201100001756 OR 2782 61

KNOW ALL MEN BY THESE PRESENTS, That we, Pierce W. Cantey, Jr., and Samuel R. Small, Trustees, in the State aforesaid, for and in the sole consideration of vesting title in Bramblewood, LLC, in the State aforesaid have granted, bargained, sold and released, and by these presents do grant bargain, sell and release unto the said Bramblewood, LLC, its successors and assigns:

All that piece, parcel or tract of land lying, being and situate in the State of South Carolina, County of Kershaw, in and adjacent to the city limits of Camden, being bounded generally as follows: NORTHEAST and NORTH by a street known as Ehrencloou Drive; EAST by a right-of-way of U.S. Highway 521, in part, and by the run of Pine Tree Creek, in part; SOUTHEAST by property of the Cantey Estate; SOUTH by Interstate Highway 20; SOUTHWEST by ordinary high water mark of the Wateree River (State of South Carolina); and NORTHWEST by property of City of Camden, and by Parcel B-1 as shown on the plat hereinafter referred to.

The above-described property contains 690.1 acres, more or less, and is more particularly shown and delineated as Parcel B-2 on that plat prepared by Daniel Riddick Associates dated October 27, 1982, and recorded in Plat Book 36 at page 2764, revised May 20, 1983, and recorded in Plat Book 36, page 2764 in the office of the Clerk of Court (now Register of Deeds) for Kershaw County.

LESS AND EXCEPT 2.0 acres heretofore conveyed to James B. Cahill, et al, by deed dated August 26, 1996, recorded in Book 454, page 188 on August 27, 1996, said 2.0 acres being shown on Plat Book 454, page 184.

The above-described property is subject to the pipelines of the Carolina Pipeline Co. as shown on the above-referred to plat, and subject to restrictions, reservations and easements of record.

The above-described property is a portion of the property

Recorded this 17<sup>th</sup> Day  
Of March, 2011

Robin H. Watkins,  
Kershaw County Auditor

14234  
SAVAGE, ROYALL  
& SHEEHAN LLP  
1111 CHURCH STREET  
CAMDEN, S.C. 29020  
DB

conveyed to Peirce W. Cantey, Jr., and Samuel R. Small, Trustees, by deed of Samuel R. Small and James A. Beard, Trustees, dated August 23, 1996, and recorded in the office of the Register of Deeds for Kershaw County in Book 454, page 185 on August 27, 1996.

Grantee's Address: Tax Map #: 298-00-00-006  
c/o Pierce W. Cantey, Jr.  
P.O. Box 862  
Camden, S.C. 29021

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 Bramblewood, LLC, its successors and assigns, forever.

And we do hereby bind ourselves, our successors and assigns to warrant and forever defend all and singular the said premises unto the said Bramblewood, LLC, its successors and assigns, against us and our successors and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 2nd day of March in the year of our Lord two thousand and eleven and in the two hundred and thirty-fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF



Pierce W. Cantey, Jr., Trustee



Samuel R. Small, Trustee

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF KERSHAW )  
  
ACKNOWLEDGMENT

I, Debbie A. Brantley, Notary Public for the State of South Carolina, do hereby certify that Pierce W. Cantey, Jr., and Samuel R. Small, Trustees, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn to before me this 2nd day of March, 2011.

Debbie A. Brantley  
Notary Public for South Carolina  
My Commission Expires: 1/15/13

AFFIDAVIT OF VALUE PURSUANT TO §12-24-70(A)  
(EFFECTIVE DECEMBER 1, 1996)

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF KERSHAW )

The undersigned, after being duly sworn, does hereby state that he is the attorney representing the Grantor in this action and that this transaction is exempt from documentary stamp taxation under §12-24-40(8), the trust beneficiaries and LLC members being the same, without further consideration.

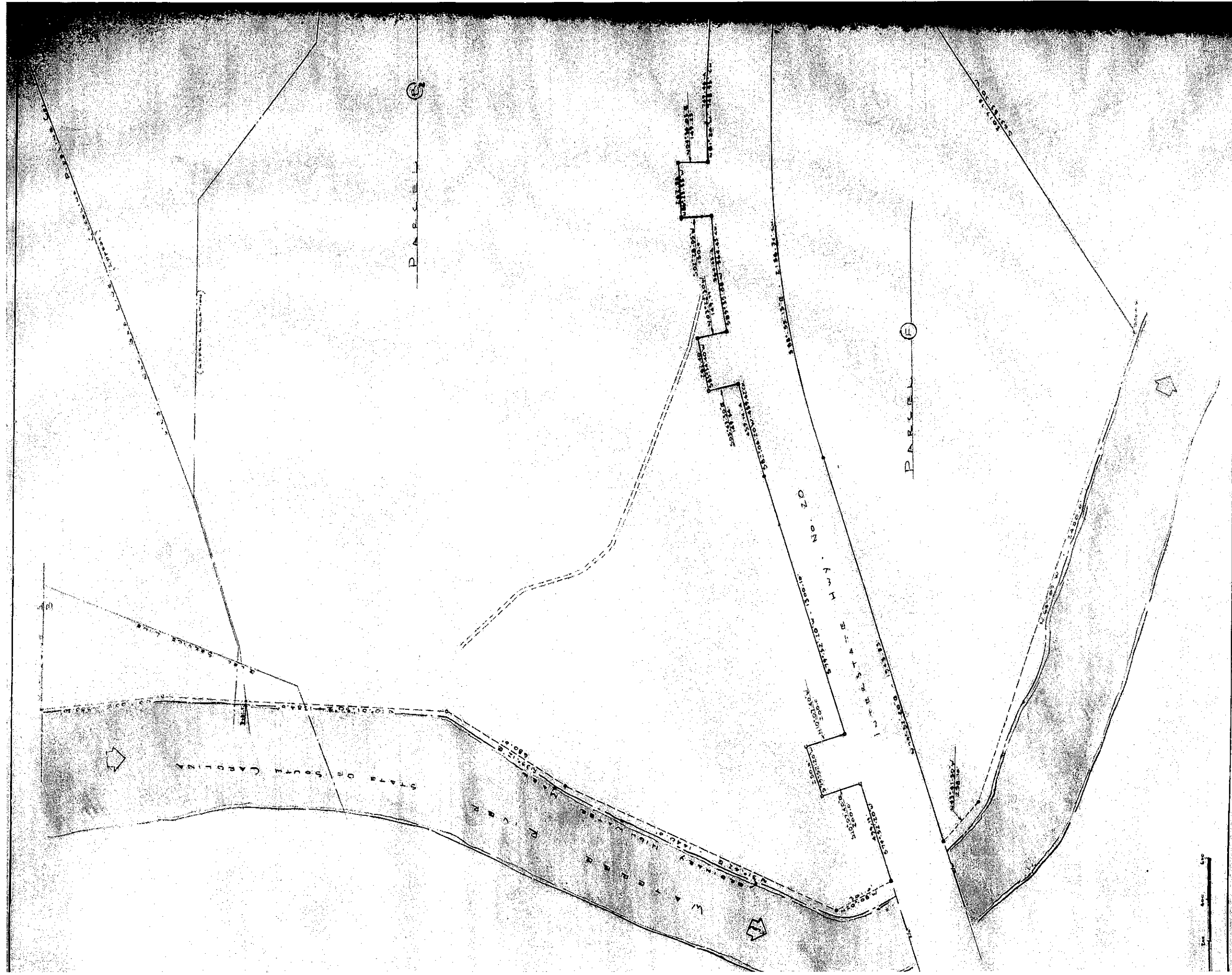
SWORN to before me this  
17th day of March,  
2011.

MB Jr  
Moultrie B. Burns, Jr.

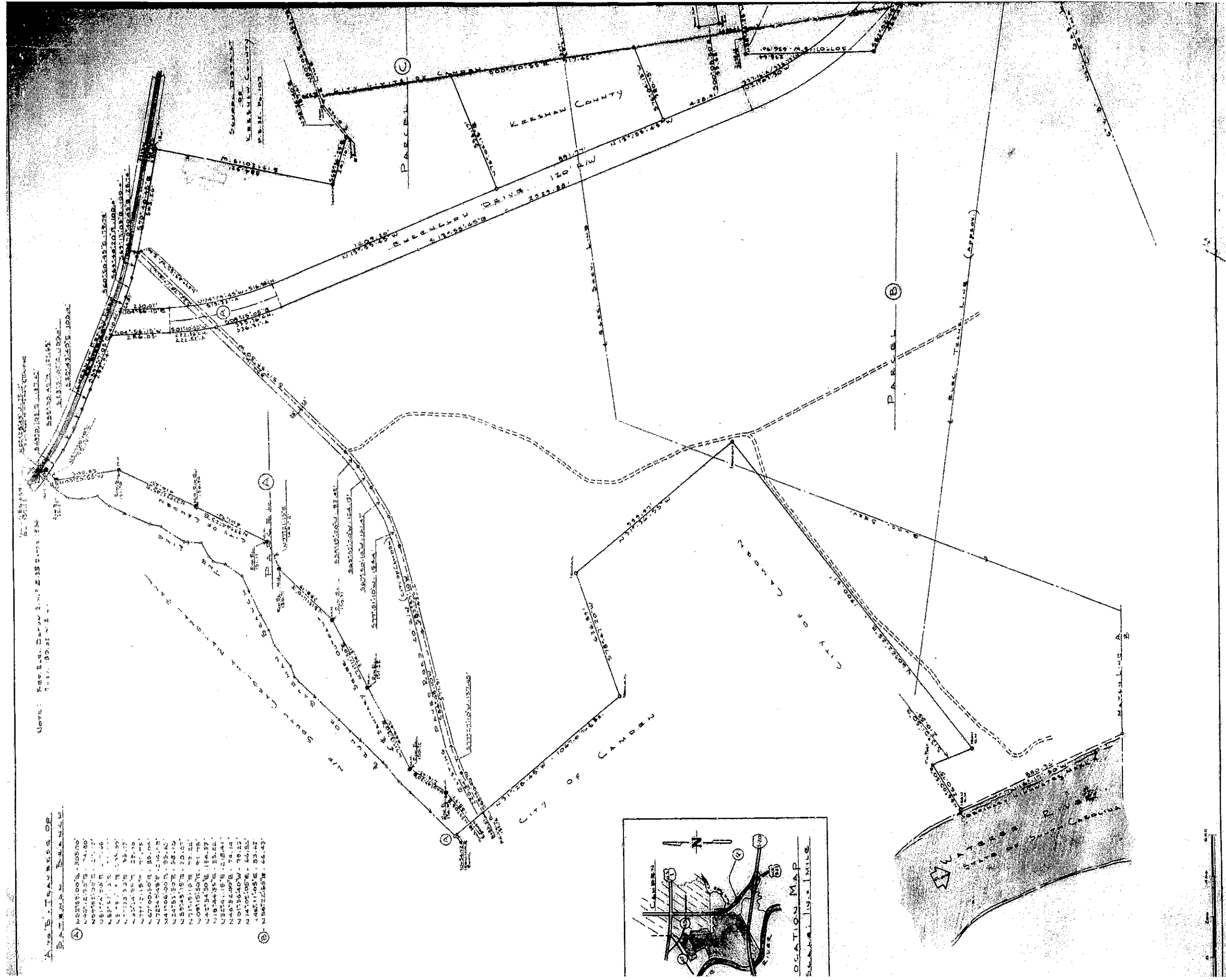
Debbie A. Brantley  
Notary Public for South Carolina  
My Commission Expires: 1/15/13

AB 36

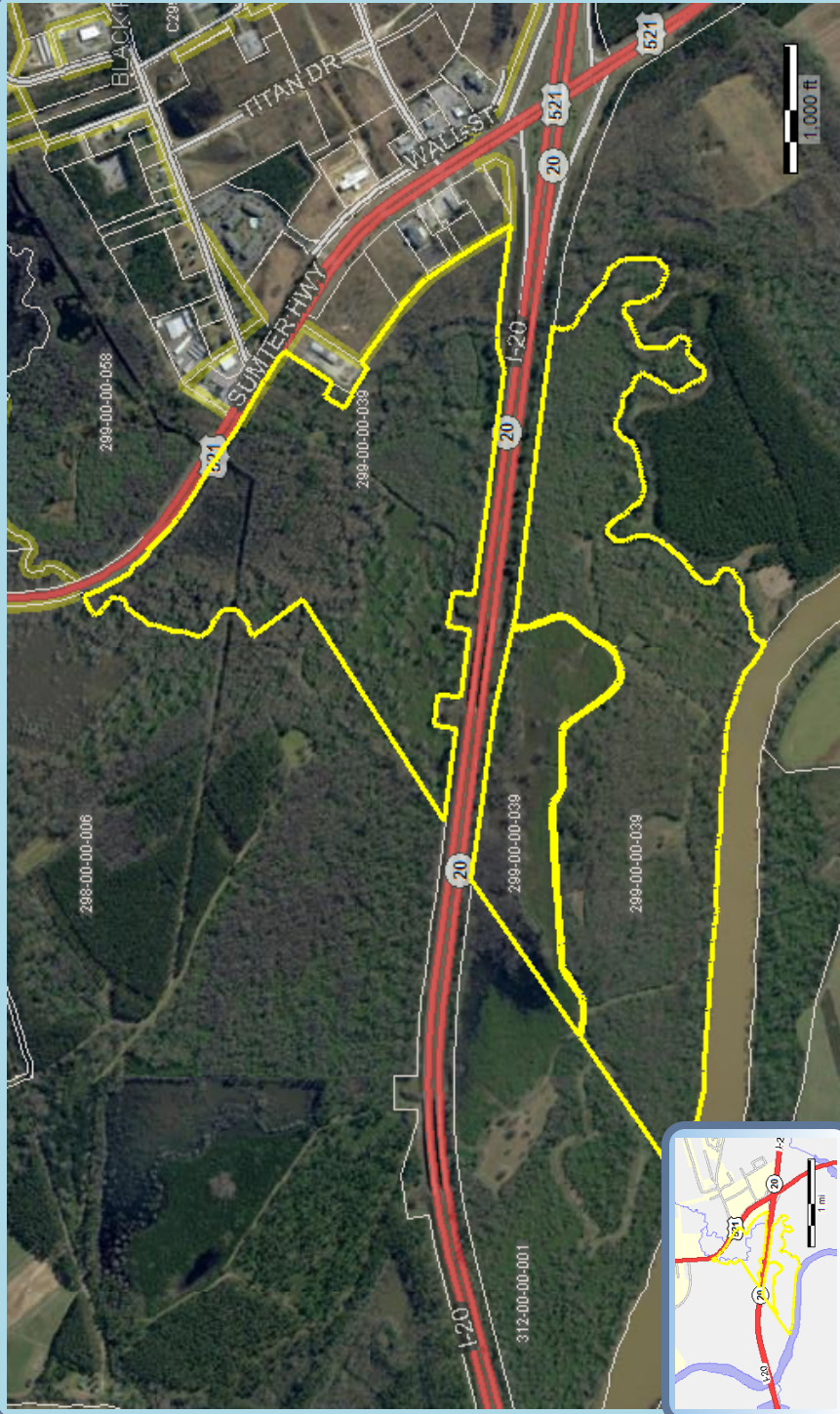
P6 2764







299-00-00-039



## General Information

Parcel Number 299-00-00-039	Building Type	Grantor MYERS LOUISE & MARY MERCURIO
Owner Name CANTEY JOSEPH B III	Finished Building Area 0	Previous Deed Book-Page 220-187
Owner Name2	Number Of Bedrooms 0	Previous Sale Date 1993/11/12
Owner Name3	Number Of Full Baths 0	Previous Sale Price \$5.00
Location Address 305 SUMTER HIGH WAY CAMDEN, SC 29020	Exterior Wall Type	Zoning
Mailing Address P O BOX 1258 CAMDEN, SC	Detached Garage Carport	Deed Book-Page 4121-152
Legal Description	Primary LandUse Code FM	Plat Book 43
Year Built 0	Taxable Land Value 52200	Plat Page 28
Total Acreage 330.06	Total Yard Item Value 0	District 276
Sale Date 2019/10/01	Total Building Value 0	
Sale Price \$6,000.00	Total Taxable Value 52200	
Sale Type No Match	Total Full Market Value 3300600	

312-00-00-001



## General Information

Parcel Number 312-00-00-001	Building Type	Grantor
Owner Name CANTEY JOSEPH B III	Finished Building Area 0	Previous Deed Book-Page
Owner Name2	Number Of Bedrooms 0	Previous Sale Date 1900/01/01
Owner Name3	Number Of Full Baths 0	Previous Sale Price \$0.00
Location Address 365 SUMTER HIGH WAY CAMDEN, SC 29020	Exterior Wall Type	Zoning
Mailing Address P O BOX 1258 CAMDEN, SC 29020	Detached Garage Carport	Deed Book-Page IR-2568
Legal Description	Primary LandUse Code FM	Plat Book
Year Built 0	Taxable Land Value 15600	Plat Page
Total Acreage 104.50	Total Yard Item Value 0	District 276
Sale Date 1983/01/28	Total Building Value 0	
Sale Price \$30,000.00	Total Taxable Value 15600	
Sale Type True Sale	Total Full Market Value 522500	

201900008992 EXEMPT  
Filed for Record in  
Kershaw County SC  
Billie McLeod, REGISTER,  
11-07-2019 At 10:17:46 am.  
DEED 15.00  
STATE .00  
COUNTY .00  
OR Volume 4121 Page 152 - 155

Instrument 201900008999 OR  
Volume Page  
4121 152

THE STATE OF SOUTH CAROLINA

COUNTY OF KERSHAW

TITLE TO REAL ESTATE  
Approximate Survey Stations

Road/Route	Bridge Replacement Over Big Pine Creek	52+00	To	59+00 Rt.
Project ID No.	P030167	US Rte 521 Reloc.	To	
Tract	8		To	

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Joseph B. Cantey, III (AKA) Joseph B. Cantey, Jr. - Post Office Box 1258, Camden, South Carolina 29020 in consideration of the sum of Six Thousand and 00/100 Dollars (\$6,000.00) and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute on Bridge Replacement Over Big Pine Creek, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated May 1, 2019.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 0.486 acre (21,161 square feet), more or less, and all improvements thereon, if any, owned by Joseph B. Cantey, III (AKA) Joseph B. Cantey, Jr., shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 47+73.84 and 60+00 US Rte 521 Reloc. This being a portion of the property acquired by Will of Joseph B. Cantey, filed March 8, 1979, as reflected in Probate Package Apt 411, 11022 in the Probate Court; also by Deed of Distribution in Deed Book 210, Page 128; also from Harriett B. Cantey (AKA) Harriet B. Cantey, Louise Cantey Myers, and Mary Cantey Mercurio (AKA) Mary C. Mercurio (AKA) Mary Cantey by deed dated June 1, 1988 and recorded September 21, 1993 in Deed Book 205, Page 054, in the records for Kershaw County and shown as Tax Map No. 299-00-00-039.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), my (or our) heirs, executor and administrators, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and my (or our) heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked 10/17/19 By CB  
Project ID No. P030167 Tract 8

Recorded this 7 Day  
Of November 2019  
Dennis Arledge  
Kershaw County Auditor

**TO HAVE AND TO HOLD** in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 1st day of October, in the year of our Lord, Two Thousand and 19.

Signed, sealed and delivered in the presence of:

Kathleen K. Gibson  
1<sup>st</sup> Witness

Joseph B. Cantey III  
Joseph B. Cantey, III (AKA) Grantor (L.S.)  
Joseph B. Cantey, Jr.

K. J. Holladay  
2<sup>nd</sup> Witness

Grantor (L.S.)

**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

**THE STATE OF** South Carolina )  
**COUNTY OF** Kendrew )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this 1st day of October, 2019 by Joseph B. Cantey, III (AKA) Joseph B. Cantey, Jr.

K. J. Holladay  
Signature of Notary Public

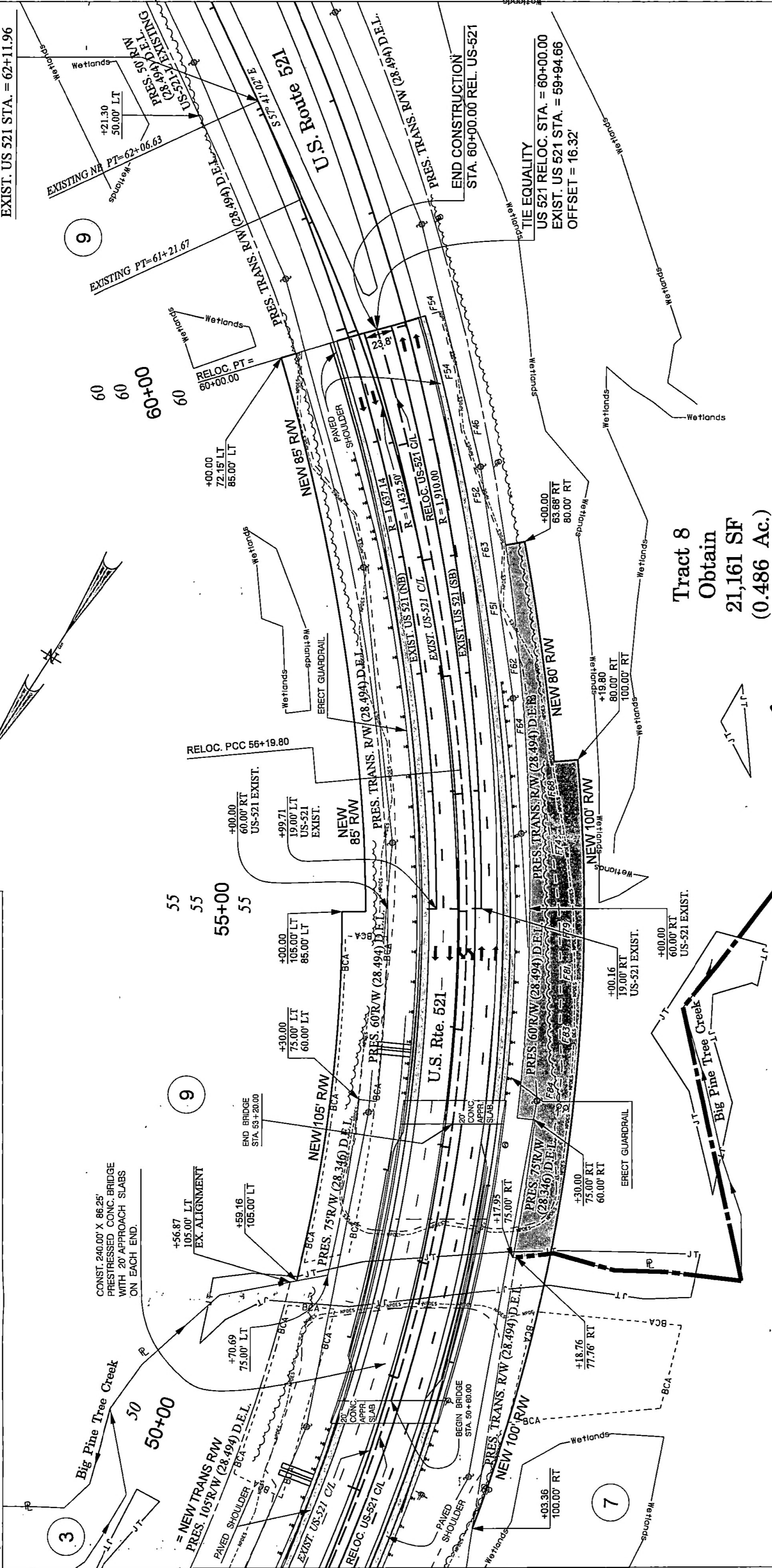
Kristen S. Holladay  
Printed Name of Notary Public

**NOTARY PUBLIC FOR THE STATE OF**

My Commission Expires: 2-21-2023  
(Affix seal if outside SC)

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS: 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.



EXISTING RW IS BASED ON THE EXISTING SURVEY CENTERLINE	RELOCATE CENTERLINE BETWEEN STA. 47+73.84 AND STA. 60+00.00	SCDOT
ALL STATION AND OFFSETS ARE BASED OFF OF THE RELOCATED ALIGNMENT UNLESS OTHERWISE NOTED.	EXISTING US 521 NB AND EXISTING US 521 SB BEGIN AT STA. 55+00 PER FILE #28.494	
Tract 8 Obtain 21,161 SF (0.486 Ac.)		PREPARED 07/16/2019
SCALE 0 50 100 FEET		COUNTY KERSHAW
AREA OF ACQUISITION FROM TRACT 8 Proj ID P030167		

TIE EQUALITY  
EXIST. US 521 NB STA. = 62+06.63  
EXIST. US 521 STA. = 62+11.96

TIE EQUALITY  
US 521 RELOC. STA. = 60+00.00  
EXIST. US 521 STA. = 59+94.66  
OFFSET = 16.32'

STATE OF SOUTH CAROLINA )  
COUNTY OF KERSHAW ) 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 at 305 Sumter Highway, Camden, South Carolina 29020, bearing KERSHAW County Tax Map Number 299-00-00-039, was transferred by Joseph B. Cantey, III (AKA) Joseph B. Cantey, Jr. to the South Carolina Department of Transportation on October 1st, 2019.
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) ☒ exempt from the deed recording fee because (See Information section of affidavit): Item 2 – transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

(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 \_\_\_\_\_.
- (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. (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: \$ 0
- (b) Place the amount listed in item 5 above here: \$ 0  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 0.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Right of Way Agent acquiring property for the South Carolina Department of Transportation.

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.

Krishan J. Hledady  
Responsible Person Connected with the Transaction  
Krysten J. Hledady  
Print or type the above name here

SWORN to and subscribed before me this 11 day of October, 2019.  
Notary Public for South Carolina  
My Commission Expires: March 31, 2025  
Notary (L.S.) April C. Cook  
Notary (printed name) April C. Cook