

293-00-04-00,000

6116

KNOW ALL MEN BY THESE PRESENTS, THAT WE, M. HEYWARD WHETSELL, JR. AND ELSIE WHETSELL STEVENS, (collectively, the "Grantor") for and in consideration of the sum of FIVE AND NO/100 Dollars, (\$5.00), to them in hand paid by WHETSELL HOLDINGS I, LLC in the State aforesaid, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WHETSELL HOLDINGS I, LLC, (the "Grantee"), the following described property, to wit:

Grantee's Mailing Address:
3518 Morgan River Drive, N.
Beaufort, SC 29902

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

AND subject to any and all Restrictive Covenants, Easements, Rights-of-Way and Conditions of record, the said Grantor does hereby bind themselves and their heirs and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, its successors and assigns, against themselves and their heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

02 MAY 6 AM 11 27
LANEY
RE: 15 DEEDS
ORANGE COUNTY, S.C.

ENTERED IN THIS OFFICE OF ASSESSOR
MAP 223 SHEET 22 BLOCK 24 NINE. 008
THIS 01 DAY OF JULY 2022
ORANGEBURG COUNTY, SOUTH CAROLINA

MECHANICAL: 10112 1-22-01 10112 1-22-01

SIGNED, SEALED AND
DELIVERED IN THE
PRESENCE OF:

Donna White
(Signature of 1st Witness)

[Signature]
(Signature of 2nd Witness)
Notary Public)

Elsie Whetsell Stevens
Elsie Whetsell Stevens

STATE OF S.C.)
COUNTY OF Barnwell)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 1st day of December,
2001 by Elsie Whetsell Stevens.

[Signature] (N.S.)
Notary Public for S.C.
My commission expires: 2/2/04

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WFOU001179113 1-08-0411 000000-0000

EXHIBIT A to Deed to Whetsell Holdings I, LLC (Tract A-1, A-3, A-5, F, F-1, B and D)

ONE HUNDRED (100%) PERCENT INTEREST IN TRACT A-3
All that certain piece, parcel or tract of land, situate, lying and being in Cow Castle Township, School District #2, Orangeburg County, South Carolina, containing 42.19 acres, more or less and designated as Tract A-5 on the plat above referred to and being bounded on the Northeast by the right-of-way of US Highway I-26; on the South by lands now or formerly of the Estate of L. C. Carn and by lands of H. W. Weathers; and on the West by lands of H. W. Weathers.

~~FF~~ 037 40 40 ~~FF~~ 0293-00-04-008

Tax Map No. 0295-00-00-011

ALSO: A right-of-way of thirty (30') feet in width commencing at the intersection of the southeastern boundary line of Tracts F-1 and the southernmost boundary line of Tracts F-1 and Tract E and continuing along the southern boundary line of Tract E to Tract F on said plat, said right-of-way being for ingress and egress to and from Tract F.

ALSO: A right-of-way thirty (30') feet in width along the boundary line between Tracts C and E-1 from the end of the pavement to the intersection of this boundary line with the southwestern boundary line of Tract F-1 for ingress and egress to and from said Tract F-1 on said plat.

ALSO: A right-of-way thirty (30') feet in width from the frontage road on the northeastern side of US highway I-26 along the northwestern boundary of Tract A-4 to the point of intersection of this northwestern boundary line with the southern boundary line of Tract A-1 on said plat for ingress and egress to and from the said Tract A-1.

ALSO: A right-of-way (30') feet in width from the I-26 Overpass in a northeasterly direction as shown on said plat to the intersection of this right-of-way with the southwestern property lien of Tract A-3 for ingress and egress to and from Tract A-3 on said plat.

AND ALSO

AN UNDIVIDED FIFTY (50%) PERCENT INTEREST IN THE FOLLOWING PARCELS A-1, A-3, B, D, F, AND E-1

(TRACT B)

All of the Grantors' interest in that certain piece, parcel or tract of land, situate, lying and being in School District No. 2, Orangeburg County, South Carolina, containing one hundred twenty (120) acres, more or less, designated as Tract B on a plat of survey of lands owned by the Whetsell Brothers, by James E. Shuler, RLS, dated March 12, 1976, recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 43 at page 67 and in the office of the Clerk of Court for Dorchester County in Plat Book 23 at page 132, and being bounded as follows: On the East by the right-of-way of US Highway I-95; on the South by Tract A-3, on said plat, being conveyed to M. H. Whetsell; on the West by Tracts A-3 and A-2, on said plat, being conveyed to M. H. Whetsell and to H. A. Whetsell, also known as Hampton A. Whetsell, respectively; and on the North by lands of Holly Hill Lumber company.

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ALSO: A right-of-way thirty (30) feet in width from the I-26 Overpass in a northeasterly direction as shown on said plat for ingress and egress to and from Tract B.

~~SE 0374070~~ ~~SE 0293-00-01-005~~

Tax Map No. 0295-00-00-016

AND ALSO (TRACT D)

All that certain piece, parcel or tract of land, situate, lying and being in Cow Castle Township, School District #2, Orangeburg County, South Carolina, containing six (6) acres, more or less, and designated as Tract D, on the plat hereinabove referred being bounded as follows: On the North by lands of Holly Hill Lumber Company; on the Southeast and East by Tract C, on said plat being conveyed to W. O. Whetsell; on the South by Tract C, on said plat, being conveyed to W. O. Whetsell; on the Southwest by Tract C, on said plat, being conveyed to W. O. Whetsell; and on the Northwest by lands of Holly Hill Lumber Company.

ALSO: A right-of-way thirty (30) feet in width from the end of the pavement at the boundary between Tracts C and E-1, on the plat above referred to and following this boundary line in a northeasterly direction to its intersection with the southwestern boundary of Tract F-1, thence along the right-of-way of Otter Pond Road, as shown on said plat, to Tract D for ingress and egress to and from Tract D.

~~SE 0374050~~ ~~SE 0294-00-00-001~~

Tax Map No. 0307-00-00-001

Being a portion of property conveyed to Elsie W. Stevens and M. Heyward Whetsell, Jr., as Co-Trustees for Trust under the Last Will and Testament of M. Heyward Whetsell by Deed of Distribution recorded in the office of the RMC for Orangeburg County on March 15, 1994, in Deed Book 601 at page 1113.

AND ALSO (TRACT A-1)

All that certain piece, parcel or tract of land, situate, lying and being in Cow Castle Township, School District #2, Orangeburg County, South Carolina, containing 121.5 acres, more or less, and designated as Tract A-1 on a Plat of land owned by the Whetsell Brothers surveyed by James E. Shuler, RLS, dated March 12, 1976, and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 42 at page 67 and in the office of the Clerk of Court for Dorchester County in Plat Book 23 at page 32 and bounded on the North by lands of Holly Hill Lumber Company; on the East by Tract A-2, on said plat, being conveyed to H. A. Whetsell; on the South by Tract A-3, on said plat being conveyed to H. Whetsell and by Tract A-4 being conveyed to H. A. Whetsell; and on the Northwest by lands now or formerly of H. W. Weathers.

~~SE 0374030~~ ~~SE 0293-00-01-003~~

Tax Map No. 0295-00-00-014

AND ALSO (TRACT A-3)

All that certain piece, parcel or tract of land, situate, lying and being in Cow Castle Township, School District #2, Orangeburg County, South Carolina, containing 126 acres, more or less, and designated as Tract A-3 on the plat above referred to and being bounded on the North by Tract A-1 on said plat hereinabove described conveyed to M. H. Whetsell and by Tract A-2, on said plat conveyed to H. A. Whetsell; and on the East by Tract B on said plat, property of M. H. Whetsell, H.

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A. Whetsell and W. O. Whetsell and by the right-of-way of US Highway I-95 and by US Highway I-95 and I-26 interchange; and on the Southwest by Tract A-4, on said plat, being conveyed to H. A. Whetsell.

This Tract A-3 is subject to a right-of-way thirty feet (30') feet in width as shown on said plat from the southwestern boundary of Tract A-3 to the western boundary line of Tract B for ingress and egress to and from Tract B.

This Tract A-3 is also subject to a right-of-way thirty feet (30') in width as shown on said plat from the southwestern boundary of Tract A-3 to the western boundary line of Tract B for ingress and egress to and from Tract B.

This Tract A-3 is also subject to a right-of-way thirty (30') feet in width from the southwestern boundary of Tract A-3 along the dirt road as shown on said plat to the right-of-way of Edisto Electric Cooperative and then north along said right-of-way to the southern boundary of Tract A-2 for ingress and egress to said Tract A-2.

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Tax Map No. 0295-00-00-014

AND ALSO (Tract F)

All that certain piece, parcel or tract of land, situate, lying and being in School district #1, Dorchester County, South Carolina, containing 100 acres, more or less, designated as Tract F on a plat of land owned by the Whetsell Brothers, surveyed by James E. Shuler, RLS, dated March 12, 1976, recorded in the office of the RMC for Orangeburg County in Plat Book 43 at Page 67 and in the office of the Clerk of Court for Dorchester County in Plat Book 23 at page 132 and measuring and being bounded as follows: On the Northeast by land of Holly Hill Lumber Company; on the East by lands of Holly Hill Lumber Company, on the Southwest by lands of Holly Hill Lumber Company; and on the West by Tract E on said Plat by property of H. A. Whetsell.

Being the same property conveyed by M. H. Whetsell to Elsie W. Stevens and M. Heyward Whetsell, Jr. by deed dated December 28, 1990, and recorded in the office of the Clerk of Court for Dorchester County in Book 822 at Page 316 and being the same property conveyed to Elsie W. Stevens and M. Heyward Whetsell, Jr., by Elsie W. Stevens and M. Heyward Whetsell, Jr., as Co-Trustees for Trust B, Under the Last Will and Testament of M. Heyward Whetsell by deed dated June 2, 1997, and recorded in the office of the RMC for Dorchester County in Book 1779, at page 43. This Tract is conveyed subject to all easements, restrictions, rights-of-way and conditions of record, including without limitation those found in the above derivation deeds.

TMS NO.: 002-00-00-001

?

AND ALSO (Tract F-1)

All that certain piece, parcel, or tract of land, situate, lying and being partly in School District No. 1, Dorchester County, and partly in Cow Castle Township, School District No. 2, Orangeburg County, South Carolina, containing two hundred eighty (280) acres, more or less, being designated as Tract F-1 on a plat of lands owned by Whetsell Brothers surveyed by James E. Shuler, R.L.S.

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NPCHAR176113.1-DE-OLJ 028242-00003

dated March 12, 1976 and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 43 at Page 67 in the office of the Clerk of Court for Dorchester County in Plat Book 23 at Page 32 and being bounded as follows: On the Northeast by lands of Holly Hill Lumber Company; on the Southeast by Tract E on said plat being conveyed to H. A. Whetsell; on the South and Southwest by lands of Brabham and by Tract E-1 on said plat being conveyed to H. A. Whetsell; and on the Northwest by Tract C on said plat and being conveyed to W. O. Whetsell.

Being that property conveyed to M. Heyward Whetsell, Jr. by M. H. Whetsell by deed dated December 30, 1976 and recorded in the office of the Clerk of Court for Dorchester County in Deed Book 300 at Page 104 and recorded in the office of the Clerk of Court for Orangeburg County in Deed Book 431 at Page 613. Being the same property conveyed to Elsie W. Stevens and M. Heyward Whetsell, Jr., by Elsie W. Stevens and M. Heyward Whetsell, Jr., as Co-Trustees for Trust B, Under the Last Will and Testament of M. Heyward Whetsell by deed dated June 2, 1997, and recorded in the office of the RMC for Dorchester County in Book 1779 at Page 043; Being the same property conveyed to Elsie R. Whetsell and M. Heyward Whetsell by deed dated March 14, 1989, recorded in the office of the RMC for Orangeburg County in Deed Book 545 at page 367; and by Deed of Distribution from the Estate of Elsie R. Whetsell dated June 2, 1997 and recorded in Orangeburg County in Book 649, at page 131. This Tract is conveyed subject to all easements, restrictions, rights-of-way and conditions of record, including without limitation those found in the above derivation deeds.

~~II 0374260~~ ~~II 0296-00-00-003~~

TAX MAP NO.: 0307-00-00-005 and 006

TAX MAP NO.: 001-00-00-001 and 001-00-00-004

TITLE NOT EXAMINED BY NEXSEN PRUET JACOBS & POLLARD, LLC

Recorded this 6 day of May
Book 927 Page 125
Sail Denny
REGISTER OF DEEDS
ORANGEBURG CO., S.C.

BK0927Pg125

NOTARY PUBLIC 1-06-0411 0000000000

STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURGAFFIDAVIT Date of Transfer of Title
(Coding Date)

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 by M. Heyward Whetsell, Jr. and Elsie Whetsell Stevens to Whetsell Holdings I, LLC.
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 (Exemption # 8)
(Explanation if required: Transfer to partnership, LLC.)
(If exempt, please skip items 4-6; and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) ☐ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check YES ☐ or NO ☐ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED Recording Fee is computed as follows:
 - (a) _____ the amount listed in item 4 above
 - (b) _____ the amount listed in item 5 above (no amount place zero)
 - (c) _____ subtract line 6(b) from line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative for Grantor.
8. Check if Property other than Real Property is being transferred on this Deed.
 - (a) ☐ Mobile Home
 - (b) ☐ Other
9. DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____ deceased CASH NUMBER _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; and (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.

Sworn before me this 31st day of November, 2001.
Walter A. Hall
Notary Public for South Carolina
My Commission Expires: 1-22-07

Signed [Signature]
Grantor, Grantee or Legal Representative
connected with this transaction
J. James Dwyer
Print or Type Name Here

K099 PG 126