

STATE OF SOUTH CAROLINA,  
COUNTY OF DORCHESTER

TITLE TO REAL ESTATE

FILED-RECORDED  
RMC / ROD

2006 JUN 30 AM 10:32

MARGARET L. BAILEY  
DORCHESTER COUNTY, SC  
HORGER, BARNWELL & REID  
POST OFFICE DRAWER 329  
ORANGEBURG, SC 29116

KNOW ALL MEN BY THESE PRESENTS, That, **WE, Leslie C. Orr and Charles F. Koches** in the State aforesaid for and in consideration of the sum of Five and 00/100 (\$5.00) Dollars to me paid by **Lock Realty, LLC** in the State aforesaid, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Lock Realty, LLC**, its successors and assigns, in of and to the following described property, to wit:

All that certain piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being in Dorchester County, South Carolina, containing ninety (90) acres, more or less, now containing Sixty-two and two-tenths (62.2) acres, more or less, and being all of the land on the West side of Road S-18-337 and all of those portions of property that are North of Interstate 26, and bounded, now or formerly, as follows: On the North and Northeast by lands of Helen H. Brabham and Holly Hill Lumber Company; on the East and Southeast by lands of Dallas T. Weathers; on the South by Interstate #26; on the Southwest by S.C. Highway S-18-337; on the West and Southwest by lands of Weathers, Sumpter, Hazekiah, Kitt and Braker; and on the Northwest by lands of W. F. Jacques.

Being the same property conveyed to Leslie C. Orr and Charles F. Koches by deed of John F. Gramling and Lawrence M. Gramling by deed recorded in the office of the Register of Deeds for Dorchester County in Deed Book 5380 at Page 060.

**SAVING AND EXCEPTING THEREFROM, HOWEVER, THE FOLLOWING PARCELS:**

- 1.) Ten (10) acre tract (delineated on a Plat filed in Cabinet F. Slide 42), previously conveyed to David W. Huston and Sherry Huston by Deed dated August 22, 1986, and recorded in Book 568, at Page 280 in the RMC Office for Dorchester County, South Carolina.
- 2.) Six and Eight-Tenths (6.8) acre tract (delineated on a plat filed in Cabinet E, Slide 291), previously conveyed to Furman W. Gardner and Evone Gardner by Deed dated March 9, 1990, and recorded in Book 731, at Page 304, in the RMC Office for Dorchester County, South Carolina.
- 3.) Eleven (11.00) acre tract (delineated on a Plat filed in Cabinet E, Slide 46), previously conveyed to Robert Lee Smith and Peggy S. Smith by deed dated January 12, 1990, and recorded in Book 714, at Page 209 in the RMC Office for Dorchester County, South Carolina.

TMS # 004-00-00-019

Grantees Address: 840 Kincade Drive, Mt. Pleasant, SC 29464

## DORCHESTER COUNTY

SC Deed Rec Fee \_\_\_\_\_

Dor Co Deed Rec Fee \_\_\_\_\_

Filing Fee 10.00Exemption # 8

MARGARET L. BAILEY  
Register of Deeds

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 **Lock Realty, LLC**, its Successors and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said **Lock Realty, LLC**, its Successors and Assigns, against ourselves and our Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 26<sup>th</sup> day of June in the year of our Lord **Two thousand six** and in the two hundred and thirtieth year of Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in Presence of

Paulas Bongateel

Leslie C. Orr  
Leslie C. Orr

Sharm D Yoke

Charles F. Koches  
Charles F. Koches

THE STATE OF SOUTH CAROLINA

COUNTY OF ORANGEBURG

PERSONALLY appeared before me this undersigned witness who, in oath, says that s/he saw the within named **Leslie C. Orr and Charles F. Koches** sign, seal and as their Act and Deed, deliver the within written Deed, and that deponent with the other witness named above witnessed the execution thereof.

Paulas Bongateel

SWORN to before me this 26<sup>th</sup>  
day of June, 2006.

Sharm D Yoke

(SEAL)

Notary Public

My Commission Expires:

Commission Expn  
April 2, 2007

STATE OF SOUTH CAROLINA  
COUNTY OF DORCHESTER

AFFIDAVIT

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 is being transferred BY: **Leslie C. Orr and Charles F. Koches** TO: **Lock Realty, LLC** on

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 distribution to a trust beneficiary.
- (c) X **EXEMPT** from the deed recording fee because (exemption # 8)  
(Explanation If required) \_\_\_\_\_ Transferring into an 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: Attorney at Law

8. 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.

  
Grantor, Grantee, or Legal Representative  
connected with this transaction

SWORN to before me this 26<sup>th</sup>  
day of June, 2006

  
Notary Public for SC  
My Commission Expires: **Commission Expires April 2, 2007**