

PREPARED BY:  
U. S. Fish and Wildlife Service  
1875 Century Boulevard  
Atlanta, GA 30345

RETURN TO:  
Nexsen Pruet Jacobs & Pollard  
1441 Main Street, Suite 1500  
Columbia, South Carolina 29202

LA-South Carolina  
Waccamaw NWR  
The Conservation Fund  
Elliott Tract (17p)

STATE OF SOUTH CAROLINA )  
COUNTY OF GEORGETOWN )

000017855 11:04:52AM  
RECORDED 09/16/2003  
Bk:01421 Pg:00185 Pages:5.  
Fee:11.00 State:0.00  
County:0.00  
Georgetown County, SC  
Register of Deeds

**EXEMPT**

### LIMITED WARRANTY DEED

THIS INDENTURE, made and given this 10th day of September, 2003, by THE CONSERVATION FUND, a Maryland non-profit corporation, whose address is 1800 North Kent Street, Suite 1120, Arlington, Virginia 22209, hereinafter referred to as "GRANTOR," to the United States of America and its assigns, whose address is Washington, D.C. 20240, hereinafter referred to as "GRANTEE."

WITNESSETH, that in consideration of the sum of ONE HUNDRED NINETY THOUSAND (\$190,000.00) in hand paid by the GRANTEE, the receipt and sufficiency of which are hereby acknowledged, the said GRANTOR has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE and its heirs, assigns, and successors, in fee simple, all that certain land situate in Georgetown County, South Carolina, more particularly described as follows:

*see Exhibit "A" attached hereto and incorporated herein by reference*

The above-described land is being acquired for administration by the Secretary of the Interior through the Fish and Wildlife Service.

The GRANTOR releases and quitclaims unto the GRANTEE and its assigns all the right, title and interest, legal or equitable, which the GRANTOR may have in the banks, beds and waterways of any stream opposite to or fronting upon said land, including all littoral and/or riparian rights incident thereto and in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said lands, and in any means of ingress and egress appurtenant thereto.

SUBJECT, HOWEVER, to all existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

TOGETHER with all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident thereto.

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

GRANTOR covenants with the GRANTEE that, except as above noted, at the time of the delivery of this deed and land described herein was free from all encumbrances made by the GRANTOR and the GRANTOR does warrant and defend the same against the lawful claims and demands of all claims made through the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand and seals  
 this 10th day of September, 2003.

SIGNED, SEALED AND DELIVERED  
 IN THE PRESENCE OF:

THE CONSERVATION FUND,  
 a Maryland non-profit corporation

[Signature]  
 Witness  
MANCANN  
 Witness

By: [Signature]  
 Name: Richard L. Erdmann  
 Title: Exec. V.P.

### ACKNOWLEDGMENT

COMMONWEALTH OF Virginia )

COUNTY OF Arlington)

I hereby certify that on this day before me, an officer duly authorized in the commonwealth aforesaid and in the county aforesaid to take acknowledgments, personally appeared Richard L. Erdmann, the Executive Vice Pres. of The Conservation Fund, a Maryland non-profit corporation, known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

Witness my hand and Official Seal in the County and Commonwealth aforesaid, this 10<sup>th</sup> day of September, 2003.

My Commission expires:

[Signature]  
 Notary Public Carolyn A. Niedzinski



# Exhibit A

All that certain piece, parcel, or tract of land including any buildings and improvements located thereon, situate, lying, and being in the State of South Carolina, County of Georgetown, containing in the aggregate, 331.65 acres, more or less, and being more particularly shown and delineated as the "G. P. Elliott Tract" on a boundary survey prepared for Sustainable Forests, LLC, by Robert A. Warner and Associates, Inc., dated May 8, 2003, and recorded in the Office of the Register of Deeds for Georgetown County Slide 465, at page 8.

This is a portion of that same property conveyed to ~~Sustainable Forests LLC~~ <sup>The Conservation Fund</sup> from ~~SP Forests L.L.C.~~ <sup>June 4, 2003</sup> ~~Southern Timberlands, Inc.~~ <sup>June 4, 2003</sup>, dated ~~February 13, 1998~~ <sup>July 28, 1998</sup>, and recorded <sup>1387</sup> ~~in the Office of~~ <sup>46</sup> the Register of Deeds for Georgetown County in Book ~~887~~ <sup>162</sup>, at page ~~162~~.

TMS No: 03-0447-008.00.00

STATE OF SOUTH CAROLINA  
COUNTY OF GEORGETOWN

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 contains 331.65 acres known as the G.P. Elliott Tract, bearing Georgetown County Tax Map Number: 03-0447-008.00.00 was transferred from The Conservation Fund to The United State of America on September 10, 2003.
3. Check one of the following: The deed is
  - (a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c) X \_\_\_\_\_ exempt from the deed recording fee because (See Information section of affidavit): (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.) Transfer of property to USA from The Conservation Fund.
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 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 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) \_\_\_\_\_ Place the amount listed in item 4 above here: \_\_\_\_\_
  - (b) \_\_\_\_\_ Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (c) \_\_\_\_\_ Subtract Line 6(b) from Line 6(a) and place result here: \_\_\_\_\_
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller's Attorney
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.

Sworn to before me this 10th  
day of September, 2003

Carol A. Chisler  
Notary Public for South Carolina  
My Commission Expires: 1-14-2012

[Signature]  
Responsible Person Connected with the Transaction  
Seller's Attorney

envelope  
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Pollard  
000017855 11:04:52AM  
RECORDED 09/16/2003  
Bk:01421 Pg:00185 Pages:5  
Fee:11.00 State:0.00  
County:0.00  
Georgetown County, SC  
Register of Deeds  
B. J. O'Neall

EXEMPT

Conservation Fund

to

United States of America

331.65 ac T.D.3  
G.P. Elliott Tract

RECORDED ON THE 19<sup>th</sup> DAY  
OF September A.D. 20 03  
Edw. J. O'Neall  
AUDITOR, GEORGETOWN CO., SC