

200800021582  
Filed for Record in  
GEORGETOWN SC  
WANDA PREVATTE  
12-22-2008 At 02:59 PM.  
**WARRANTY DEED** 13.00  
STATE TAX .00  
COUNTY TAX .00  
Book 1118 Page 11 - 17

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GEORGETOWN )

THIS INDENTURE, made and given this 18<sup>th</sup> day of December 2008, by The Nature Conservancy, a non-profit corporation organized and existing under the laws of the District of Columbia, whose address is 6114 Fayetteville Road, Suite 109, Durham, North Carolina 27713, hereinafter referred to as "GRANTOR" to the United States of America and its Assigns, whose address is Washington, DC 20240, hereinafter referred to as "GRANTEE".

WITNESSETH, that in consideration of the sum of \$1,400,000.00 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 assigns, and successors, in fee simple, all those certain parcels or tracts of land in Georgetown County, South Carolina, described as follows:

*See Exhibit A Attached*

The above-described land is being acquired for administration by the Secretary of the Interior through the Fish and Wildlife Service, under authority of the Fish and Wildlife Act of 1956.

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 river or 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 said 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 the 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 persons whosoever. Provided, however, any portion of the river or streams is excluded from this warranty.

This conveyance is made subject to that certain Warranty Easement Deed by and between Normandy Corporation and United States of America dated October 8, 2007, and recorded in the Office of the Register of Deeds for Georgetown County on November 13, 2007, in Record Book 752 Page 80; that certain Deed of Conservation Easement from Normandy Corporation to Wetlands America Trust, Inc. dated December 10, 2002, and recorded in the Office of the Register of Deeds for Georgetown County in Deed Book 1341 Page 63; and matters of record which do not make the title unmarketable or materially affect the use and enjoyment of the property.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its Hand and Seal this 18<sup>th</sup> day of December 2008.

IN THE PRESENCE OF:

Deirdre D. Milton  
Dorothy Gerard

THE NATURE CONSERVANCY

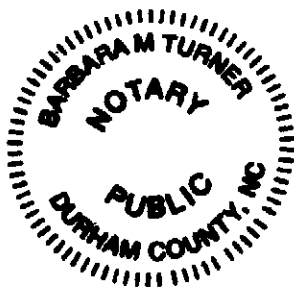
By: Daniel W. Guy, Jr.  
Daniel W. Guy, Jr., Assistant Secretary

STATE OF NORTH CAROLINA )  
COUNTY OF DURHAM )

ACKNOWLEDGEMENT

I hereby certify that on this day before me an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared **Daniel W. Guy, Jr.**, to me personally known to be the **Assistant Secretary of The Nature Conservancy**, and who acknowledged before me that he executed the same on behalf of The Nature Conservancy.

WITNESS my hand and official seal this 18<sup>th</sup> day of December 2008.



Barbara M. Turner  
Notary Public for North Carolina  
My Commission expires August 11, 2012

## EXHIBIT A

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GEORGETOWN, STATE OF SOUTH CAROLINA, SHOWN AS EASEMENT B1 CONTAINING 1,192.87 ACRES AND EASEMENT B2 CONTAINING 99.54 ACRES, AS SHOWN ON "PLAT OF NORMANDY CORPORATION - TRACT "B" WETLANDS RESERVE PROGRAM - EASEMENT NO. SC-64-4639-7-010 PREPARED FOR USDA-NATURAL RESOURCES CONSERVATION SERVICE GEORGETOWN COUNTY SOUTH CAROLINA", DATED AUGUST 10, 2007, PREPARED BY NOVA DIGITAL SYSTEMS, INC. AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GEORGETOWN COUNTY IN SLIDE 659 AT PAGE 7, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION - EASEMENT B1

TO GET TO THE POINT OF BEGINNING, A NEW GPS CONTROL POINT LOCATED IN THE WESTERN RIGHT OF WAY OF OLD PEE DEE ROAD, APPROXIMATELY 10,125 FEET FROM THE CENTERLINE OF ITS INTERSECTION WITH US HIGHWAY 701, GO N50°40'33"E FOR A DISTANCE OF 1,695.43 FEET TO AN EXISTING IRON PIN, THAT BEING THE POINT AND PLACE OF BEGINNING, THENCE N43°45'30"E FOR A DISTANCE OF 12,955.05 FEET TO AN IRON PIN SET; THENCE ALONG THE SOUTHERN BANK OF THE PEE DEE RIVER FOR THE FOLLOWING COURSES:

- 1) S45°38'18"E FOR A DISTANCE OF 285.6 FEET TO AN IRON PIN SET;
- 2) THENCE S19°31'46"E FOR A DISTANCE OF 593.7 FEET TO AN IRON PIN SET;
- 3) THENCE S11°59'58"E FOR A DISTANCE OF 411.0 FEET TO AN IRON PIN SET;
- 4) THENCE S22°42'14"E FOR A DISTANCE OF 728.6 FEET TO AN IRON PIN SET;
- 5) THENCE S39°47'54"E FOR A DISTANCE OF 542.5 FEET TO AN IRON PIN SET;
- 6) THENCE S52°00'37"E FOR A DISTANCE OF 288.5 FEET TO AN IRON PIN SET;
- 7) THENCE S40°44'45"E FOR A DISTANCE OF 462.9 FEET TO AN IRON PIN SET;
- 8) THENCE S16°29'05"E FOR A DISTANCE OF 605.2 FEET TO AN IRON PIN SET;
- 9) THENCE S01°28'39"E FOR A DISTANCE OF 492.6 FEET TO AN IRON PIN SET;
- 10) THENCE S11°01'57"W FOR A DISTANCE OF 530.6 FEET TO AN IRON PIN SET;
- 11) THENCE S14°56'38"W FOR A DISTANCE OF 639.3 FEET TO AN IRON PIN SET;
- 12) THENCE S20°06'57"W FOR A DISTANCE OF 473.5 FEET TO AN EXISTING IRON PIN;
- 13) THENCE S10°50'29"W FOR A DISTANCE OF 967.7 FEET TO AN IRON PIN SET;
- 14) THENCE S04°15'15"W FOR A DISTANCE OF 690.5 FEET TO AN EXISTING IRON PIN SET;
- 15) THENCE S04°31'56"W FOR A DISTANCE OF 757.4 FEET TO AN IRON PIN SET;
- 16) THENCE S03°05'31"E FOR A DISTANCE OF 760.7 FEET TO AN IRON PIN SET;
- 17) THENCE S26°23'35"E FOR A DISTANCE OF 233.8 FEET TO AN IRON PIN SET;

THENCE ALONG THE NORTHERN RIGHT OF WAY OF US HIGHWAY 701, S48°50'18 "W FOR A DISTANCE OF 3,184.19 FEET TO A POINT; THENCE N48°18'43"W ALONG PROPERTY NOW OR FORMERLY OF THE UNITED STATES OF AMERICA FOR A DISTANCE OF 1,624.49 FEET TO AN EXISTING IRON PIN; THENCE N47°08'43"W FOR A DISTANCE OF 944.00 FEET TO AN EXISTING IRON PIN; THENCE N44°58'43"W FOR A DISTANCE OF 1,600.00 FEET TO AN EXISTING IRON PIN; THENCE N45°33'43"W FOR A DISTANCE OF 1,185.00 FEET TO AN EXISTING IRON PIN; THENCE S44°08'28"W FOR A DISTANCE OF 4,376.87 FEET TO AN EXISTING IRON PIN; THENCE N69°04'07"W FOR A DISTANCE OF 93.30 FEET TO AN EXISTING IRON PIN; THENCE N50°36'12"W FOR A DISTANCE OF 181.33 FEET TO AN EXISTING IRON PIN; THENCE N40°41'26"W FOR A DISTANCE OF 290.01 FEET TO AN EXISTING IRON PIN; THENCE N38°56'39"W FOR A DISTANCE OF 246.18 FEET TO AN EXISTING IRON PIN; THENCE N36°06'13"W FOR A DISTANCE OF 542.32 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,192.87 ACRES MORE OR LESS.

#### **LEGAL DESCRIPTION – EASEMENT B2**

BEGINNING AT A NEW IRON PIN LOCATED IN THE NORTH-EAST MARGIN OF THE 200' DOT RIGHT-OF-WAY OF US HIGHWAY 701, BEING THE TRUE POINT AND PLACE OF BEGINNING; THENCE ALONG THE SOUTHERN BANK OF THE PEE DEE RIVER FOR THE FOLLOWING COURSES:

- 1) S27°11'14"E FOR A DISTANCE OF 390.8 FEET TO AN IRON PIN SET;
- 2) THENCE S42°48'33"E FOR A DISTANCE OF 586.0 FEET TO AN IRON PIN SET;
- 3) THENCE S69°04'06"E FOR A DISTANCE OF 629.2 FEET TO AN IRON PIN SET;
- 4) THENCE S86°40'53"E FOR A DISTANCE OF 892.7 FEET TO AN IRON PIN SET;
- 5) THENCE N87°04'48"E FOR A DISTANCE OF 331.1 FEET TO AN IRON PIN SET;
- 6) THENCE S10°02'53"E FOR A DISTANCE OF 250.1 FEET TO AN IRON PIN SET;
- 7) THENCE S81°35'43"W FOR A DISTANCE OF 363.1 FEET TO AN IRON PIN SET;
- 8) THENCE S75°51'05"W FOR A DISTANCE OF 866.5 FEET TO AN IRON PIN SET;
- 9) THENCE S55°43'45"W FOR A DISTANCE OF 216.7 FEET TO AN IRON PIN SET;
- 10) THENCE S24°39'59"W FOR A DISTANCE OF 465 FEET TO AN IRON PIN SET;

THENCE N87°38'43"W ALONG THE NORTH LINE OF PROPERTY NOW OR FORMERLY OF THE UNITED STATES OF AMERICA FOR A DISTANCE OF 3,109.66 FEET TO A POINT IN THE EAST MARGIN OF THE 200' DOT R-O-W OF US HIGHWAY 701; THENCE ALONG THE MENTIONED 200' R-O-W N48°49'58"E FOR A DISTANCE OF 2,985.45 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 99.54 ACRES MORE OR LESS.

Portion of TMS #3-1001-14.03

Being the same property conveyed to The Nature Conservancy by Deed of Normandy Corporation dated November 9, 2007, and recorded November 16, 2007, in the Office of the Register of Deeds for Georgetown County in Record Book 758 Page 101.

STATE OF SOUTH CAROLINA )

COUNTY OF GEORGETOWN )

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 being transferred is located in Georgetown County, being a portion of TMS#3-1001-14, was transferred by The Nature Conservancy to the United States of America on December 22, 2008.
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): 2 to Government (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. 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.
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 22 day of December 2008

Richard J. Dwyer (Seal)  
Notary Public for South Carolina  
My Commission Expires 5-28-12

George R. Geer, Jr.