

Requested by: 1 1/1/2025

2023-1126
Filed for Record in
BAMBERG COUNTY, SC
JANNIE C. JOHNSON,
REGISTER OF DEEDS
10/02/2023 03:22:32 PM
DEED CONS \$15.00
State Tax \$ 676.00
County Tax \$ 286.00
Bk OR Vol 587 Page 234 - 238

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
) (GENERAL WARRANTY DEED)
COUNTY OF BAMBERG)

KNOW ALL MEN BY THESE PRESENTS, that I, **Robert Earl Clayton (Grantor)**, in the State of South Carolina and County of Bamberg, for and in consideration of the sum of **Two Hundred Sixty Thousand and 00/100 (\$260,000.00) Dollars**, to me in hand paid at and before the sealing of these presents by **David Luther Clayton and Sue M. Clayton (Grantees)**, in the State and County aforesaid, the receipt and sufficiency whereof which is hereby expressly acknowledged, have granted, bargained, sold, transferred, conveyed, and released, and by these presents do hereby grant, bargain, sell, transfer, convey, and release unto the said **Grantees, David Luther Clayton and Sue M. Clayton**, their Heirs and Assigns forever, the following described real estate, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREUNDER
BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF
THE SUBJECT REAL ESTATE**

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said property and premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said property and premises before mentioned unto the said **Grantees, David Luther Clayton and Sue M. Clayton**, their Heirs and Assigns forever in fee simple.

AND I do hereby bind myself and my Heirs and Assigns to warrant and forever defend, all and singular, the said property and premises unto the said **Grantees, David Luther Clayton and Sue M. Clayton**, their Heirs and Assigns, against me and my Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

Requested by: 1 1/1/2025

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 DEED CONS

WITNESS the Hand and Seal of the undersigned Grantor this the 29th day of September, in the year of our Lord Two Thousand Twenty Three (2023).

Signed, Sealed And Delivered

In The Presence Of:

Dawn S. Fraser
 Witness Number One

Robert Earl Clayton
 Robert Earl Clayton (Grantor)

E. W. Bennett, Jr.
 Witness Number Two

STATE OF SOUTH CAROLINA)
)
 COUNTY OF COLLETON)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Robert Earl Clayton**, personally appeared before me this day and acknowledged the due execution of the foregoing Deed; and who is personally known to me, or who has proved to me on the basis of satisfactory evidence to be the person who executed the foregoing Deed.

Witness my hand and official seal this the 29th day of September, 2023.

Sworn to before me this
 29th day of September, 2023

Everett W. Bennett, Jr. (Seal)
 Signature of Notary Public for South Carolina
 Printed Name of Notary: Everett W. Bennett, Jr.
 Notary Public for the State of South Carolina
 My Commission Expires: 6/18/2030

GRANTEE'S ADDRESS: David Luther Clayton and Sue M. Clayton
 396 Indian Camp Road
 Bamberg, SC 29003

RETURN ORIGINAL DEED TO: E. W. Bennett, Jr.,
 Attorney at Law
 P. O. Box 693
 Walterboro, SC 29488
 Attorney File No: 23-9735.abs

Requested by: 1 1/1/2025

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Exhibit "A"
Legal Description

All that certain piece, parcel or tract of land, containing 133.09 acres, more or less, situate, lying and being in Bamberg County, State of South Carolina, with such property being more fully shown, described, and delineated by reference to a Plat thereof entitled "BOUNDARY SURVEY FOR DAVID L. CLAYTON & SUE M. CLAYTON LOCATED NORTHEAST OF EHRHARDT BAMBERG COUNTY, SOUTH CAROLINA" prepared BY Mark M. Carter, P.E. & P.L.S. No. 14564 dated August 7, 2023 and recorded on the 2 day of October, 2023 with the Bamberg County Clerk of Courts Office in Plat Book 38, at Page 337, to which aforesaid Plat reference is hereby specifically craved for a full and complete description of the subject 133.09 acre tract of land and its shape and size and area and dimensions and metes and bounds and courses and bearings and distances and measurements.

BEING a portion of the real estate conveyed to Robert Earl Clayton by Deed from David S. Clayton, Jr. and Elizabeth G. Clayton, in which David S. Clayton, Jr. and Elizabeth G. Clayton reserved a life estate interest in such property dated October 18, 2002 and recorded on October 28, 2002 with the Bamberg County Clerk of Court's Office in Deed Book 123, at Page 155; thereafter David S. Clayton, Jr. died on December 27, 2016 which terminated his life estate interest in the above described real estate, all as more fully appears by reference to the Estate of David S. Clayton, Jr. administered with the Bamberg County Probate Court at Estate Case File No. 2017-ES-05-00019; thereafter Elizabeth G. Clayton conveyed her interest in such property to Robert Earl Clayton by Deed dated August 13, 2020 and recorded on August 14, 2020 with the Bamberg County Clerk of Courts Office in Record Book 505, at Page 171.

TMS No.: 0062-00-00-002, 0062-00-00-006 (portion), 0062-00-00-007 and 0062-00-00-008

Property Address: _____ Hopping John Road, Bamberg, SC 29003

The within instrument has been transferred
this 3rd day of Oct, 2023
at 9:00 O'clock A.M. and recorded
In transfer Book 4 Page 24

In Tax Assessor's office, Tax map

No. 0062-00-00-002, 007, 008, 006

Transfer No. 23-05-488

Donna H. Elliott
Tax Assessor's Office-Bamberg County SC

RECORDED IN TRANSFER BOOK
PAGE 98 THIS 3 DAY OF OCT. 2023
ROSA R. VERNER, AUDITOR, BAMBERG COUNTY SC

Rosa R. Verner

Requested by: 1 1/1/2025

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STATE OF SOUTH CAROLINA

) RECORDING FEE AFFIDAVIT

COUNTY OF BAMBERG

PERSONALLY appeared before me the undersigned attorney, E. W. Bennett, Jr., Esquire, of 148 S. Jefferies Blvd., P.O. Box 693, Walterboro, S.C. 29488, who being duly sworn, deposes and says:

1. That I have read the information on this Recording Fee Affidavit and that I understand such information.
2. The property being transferred herein is for 133.09 acres, more or less, located in Bamberg County, South Carolina, and designated as TMS No. 0062-00-00-002, 0062-00-00-006 (portion), 0062-00-00-007 and 0062-00-00-008 with a property address of _____ Hopping John Road, Bamberg, SC 29003.
3. Check one of the following: The Deed is
 - (a) X 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):
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: **\$260,000.00.**
 - (b) _____ The fee is computed on the fair market value of the realty which is _____
 - (c) _____ 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.)
5. Check Yes or No X 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: \$260,000.00
 - (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: \$260,000.00
7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is: **\$962.00.**
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with this real estate transaction as: Closing 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.

E. W. Bennett, Jr.
 E. W. Bennett, Jr. (Attorney)

SWORN to and subscribed before me
 on this the 29th day of September, 2023.

Dawn S. Fraser

Signature of Notary Public for South Carolina

Printed Name of Notary: Dawn S. Fraser

Notary Public for the State of South Carolina

My Commission Expires: 8/29/2024

Requested by: 1 1/1/2025

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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. 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 the 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 in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided 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 such stock or interest held by the grantor. However, 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 of 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; and,
- (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 executed 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 established 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.
- (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.

Source: SC DOT

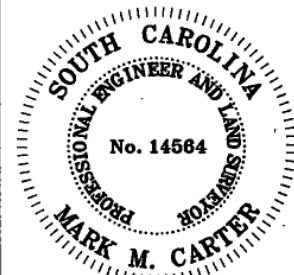
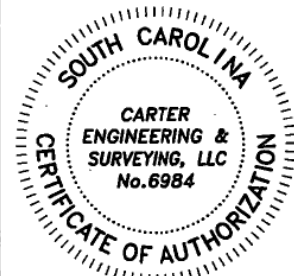
Vicinity Map *Not to scale*

I.P.S. = 1" Iron Pipe Set
I.P.F. = Iron Pipe Found
C.M.F. = Concrete Monument Found
R.F. = Rebar Found
RR I.F. = Rail Road Iron Found
I.F. = Iron Pin Found
C.P. = Calculated Point
(No monument set)
A.I.F. = Angle Iron Found
_____ = Property Line
- - - - - = Tax Map Line
_ _ _ _ _ = Road
- . - . - . - = Property Line to be abandoned

Robert Earl Clayton
TMS 062-00-00-002,
Portion of TMS 062-00-00-006,
TMS 062-00-00-07, &
TMS 062-00-00-008
Deed Book 505, Pg. 171 &
Deed Book 123, Pg. 155
Plat Book 33, Pg. 105,
Portion of Parcel C

1. Unless otherwise noted, all iron pipes set (I.P.S.) are 1" inside diameter with orange cap marked "PLS 14564".
2. All pipe diameters are inside diameters.
3. Surveyor has made no investigation or independent search for easements of record encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose.
4. Declaration is made to original purchaser(s) of the survey. It is not transferable to additional institutions, or subsequent owners.
5. Anything shown outside the boundary of the tract or lot represented hereon is for graphical and descriptive purposes only.
6. For right of way of the paved portion of Hopping John Road (S-5-362), reference SCDOT plans, Docket 5.357 dated September 15, 1964. The unpaved, dirt portion of Hopping John Road is a county maintained road with a nominal width of 20'.
7. All property lines interior of the 133.09 acre subject tract (TMS 062-00-00-002, portion of 006, 007, & 008) shall be abandoned upon the recording of this plat.

Line #	Direction	Length
L12	N0° 47' 05"E	16.41'
L13	N2° 08' 59"E	33.00'
L14	N28° 31' 51"W	71.14'



Ted Brandt Family L.P.
TMS 063-00-00-001
Deed Book 208, Pg. 157
Plat Book 14, Pg. 182.

Ted Brandt Family L.P.
TMS 063-00-00-001
Deed Book 208, Pg. 157
Plat Book 14, Pg. 182.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein.

Malcolm T. Clayton
TMS 079-00-00-019
Deed Book 11, Pg. 19.

Malcolm T. Clayton
TMS 079-00-00-011
Deed Book 148, Pg. 117 &
Deed Book 38, Pg. 173
Plat Book 13, Pg. 06.

Magnetic

HORIZONTAL SCALE



(IN FEET)
1"=500'



Carter Engineering & Surveying, LLC
5036 Lodge Road
Lodge, SC 29082
843-729-2053

MARK M. CARTER P.E. & P.L.S. No. 14564

DATE: 08/07/2023		REVISED	
DRAFTER: MMC	SHEET 1 OF 1	SCALE: 1' = 500'	
FILENAME: David Clayton.dwg			

Boundary Survey for
David L. Clayton &
Sue M. Clayton

Located Northeast of Ehrhardt

Bamberg County, South Carolina

2023-1125
Filed for Record in
BAMBERG COUNTY, SC
JANNIE C. JOHNSON,
REGISTER OF DEEDS
10/02/2023 03:22:32 PM
PLAT LARGE \$25.00
Bk PL Vol 38 Page 337 - 337

2023-1065
Filed for Record in
BAMBERG COUNTY, SC
JANNIE C. JOHNSON,
REGISTER OF DEEDS
09/19/2023 02:28:33 PM
DEED FEE \$15.00
Bk OR Vol 586 Page 281 - 287

STATE OF SOUTH CAROLINA) **TITLE TO REAL ESTATE**
) **(General Warranty Deed)**
COUNTY OF BAMBERG) **(Joint Tenants with Right of Survivorship)**
)

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREUNDER BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE REAL ESTATE CONVEYED BY THIS DEED

Requested by: 1 1/1/2025

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TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said property and premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said property and premises before mentioned unto the said **Grantees, David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common, for and during their joint lives and upon the death of any of them, then to the survivor of them**, their respective Heirs and Assigns forever, **reserving, however, a life estate in the Grantors herein, David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton, for and during the term of their natural life.**

AND We the undersigned Grantors do hereby bind ourselves and our heirs and assigns and personal representatives to warrant and forever defend, all and singular, the aforesaid property and premises unto the said **Grantees, David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common, for and during their joint lives and upon the death of any of them, then to the survivor of them**, their respective Heirs and Assigns and Personal Representatives against the undersigned Grantors and their Heirs and Assigns and Personal Representatives, and all persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

The within instrument has been transferred
this 19th day of Sept, 2023 at
3:45 O'clock P.M. and recorded
In transfer Book 4 Page 230

In Tax Assessor's office, Tax map
No. 0062-00-00-003,047
Transfer No. 23-05-464
Donella H. Edmond
Tax Assessor's Office-Bamberg County SC
0079-00-00-018

RECORDED IN TRANSFER BOOK
PAGE 98 THIS 19th DAY OF SEPT 2023
ROSA R. VERNER, AUDITOR, BAMBERG COUNTY

Rosa R. Verner

Requested by: 1 1/1/2025

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WITNESS the Hands and Seals of the undersigned Grantors as duly set and affixed hereto on this the 31st day of August, 2023.

Signed, Sealed And Delivered
In The Presence Of:

Haidee R. Poole
First Witness

David L. Clayton a/k/a David Luther Clayton
David L. Clayton a/k/a David Luther Clayton (Grantor)

E. W. Bennett, Jr.
Second Witness

Sue M. Clayton
Sue M. Clayton (Grantor)

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)
_____)

ACKNOWLEDGMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that the Grantors, **David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton**, personally appeared before this day and acknowledged the due execution of the foregoing Deed, and who are personally known to me, or who have proved to me on the basis of Satisfactory evidence to be the persons who executed the foregoing Deed.

Witness my hand and official seal this the 31st day of August, 2023.

Sworn to before me on this
the 31st day of August, 2023.

Everett W. Bennett, Jr.
Notary Public for South Carolina
Printed Name of Notary: Everett W. Bennett, Jr.
Notary Public for the State of South Carolina
My Commission Expires: 6/18/2030

GRANTEES' ADDRESS:

David Paul Clayton and Ashley N. Clayton
742 Indian Camp Road
Bamberg, SC 29003

RETURN ORIGINAL DEED TO:

E. W. Bennett, Jr., Esquire
Attorney at Law
148 South Jefferies Blvd.
P.O. Box 693
Walterboro, SC 29488
Attorney File No: 22-9247.ABS

Requested by: 1 1/1/2025

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Exhibit "A"
Legal Description For Deed

All that certain piece or parcel or tract of land being known and designated as **Parcel "A"** containing **42.06 acres**, more or less, together with all buildings and improvements thereon, situate and lying and being in Bamberg County, South Carolina, northeast of the Town of Ehrhardt, and being located on the southwestern side of Indian Camp Road (S.C. Secondary Road No. S-5-458), and being more fully and completely and particularly and accurately shown and described and delineated and designated as Parcel "A" (42.06 acres) on and by reference being specifically craved to a Plat prepared for David S. Clayton, Jr., and Elizabeth B. Clayton by Richard L. All, P.L.S. No. 16497, dated August 27, 2002 and recorded on October 28, 2002 with the Bamberg County Clerk of Court's Office in Plat Book 33, at Page 105, and butting and bounding, now or formerly, as follows, to wit:; On the North by lands of J. B. Varn, Jr; On the Northeast by the right-of-way of Indian Camp Road (S.C. Secondary Road No. S-5-458); On the South by Parcel "C" (200.78 acres) as shown on said Plat; and on the West by lands of D. Kenneth Cone. The aforesaid Plat showing and reflecting the within property thereon as Parcel "A" (42.06 acres) is hereby incorporated hereunder and made a part and parcel of this legal description by specific reference thereto.

BEING a portion of the real estate conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton by Deed from David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton dated August 29, 2023 and recorded on September 5, 2023 with the Bamberg County Clerk of Court's Office in Record Book 585, at Pages 285-294; and also being the same portion of real estate previously conveyed to David Luther Clayton a/k/a David L. Clayton by a Deed from his mother, Elizabeth G. Clayton, dated October 18, 2002 and recorded on October 28, 2002 with the Bamberg County Clerk of Court's Office in Deed Book 123, at Page 154; and under the provisions of such above-referenced Deed the Grantor, Elizabeth G. Clayton, expressly retained and reserved unto herself a life estate interest in and to the above-described real estate for and during and throughout the remaining term of her natural life.

TMS NO: 0062-00-00-003 (42.06+- acres)

PROPERTY ADDRESS: 742 Indian Camp Road, Bamberg, SC 29003

THIS CONVEYANCE IS SUBJECT to a life estate interest as previously and specifically retained by and reserved unto and in favor of Elizabeth G. Clayton under the provisions of Bamberg County Deed Book 123, at Page 154 in and to the above-described real estate for and during and throughout the remaining term of her natural life

ALSO SUBJECT to any and all easements and right-of-ways and agreements and covenants and restrictions concerning and pertaining and relating to the above-described real estate previously filed of public record in Bamberg County, South Carolina; and also being subject to any and all applicable Federal or State or County or other governmental zoning and land-use statutes and ordinances and regulations and restrictions and requirements in regard thereto.

Requested by: 1 1/1/2025

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ALSO: All that certain piece or parcel or tract of land containing Twelve and 45/100 (**12.45**) acres, more or less, together with any and all buildings and improvements thereon, situate and lying and being in Bamberg County, South Carolina, northeast of the Town of Ehrhardt, and being located at the intersection of Hopping John Road (S.C. Secondary Road No. S-5-362) and Indian Camp Road (S.C. Secondary Road No. S-5-458), and being more fully and completely and particularly and accurately shown and described and delineated on and by reference being specifically craved to a Plat thereof prepared for David L. Clayton and Sue M. Clayton by Mark M. Carter, P.E. & P.L.S. No. 14564, dated November 12, 2020 and recorded on December 17, 2020 with the Bamberg County Clerk of Court's Office in Plat Book 38, at Page 105, and butting and bounding, now or formerly; as follows, to wit: On the North by lands of David L. Clayton; On the East by the right-of-way of Indian Camp Road; (S.C. Secondary Road No. S-5-458); On the Southeast by the right-of-way of Hopping John Road (S.C. Secondary Road No. S-5-262); On the South by the right-of-way of Hopping John Road (S.C. Secondary Road No. S-5-262) and also by the center line of the run of Indian Camp Branch separating the within property from lands of Robert Earl Clayton; and on the West by lands of Robert Earl Clayton and also by the center line of the run of Indian Camp Branch separating the within property from lands of Robert Earl Clayton. The aforesaid Plat of the 12.45 acre tract of land is hereby incorporated hereunder and made a part and parcel of this legal description by specific reference thereto.

BEING a portion of the real estate conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton by Deed from David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton dated August 29, 2023 and recorded on September 5, 2023 with the Bamberg County Clerk of Court's Office in Record Book 585, at Pages 285-294; and also being the same portion of real estate previously conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton as Joint Tenants With Right of Survivorship by a Deed from Robert Earl Clayton dated and recorded on December 17, 2020 with the Bamberg County Clerk of Court's Office in Deed Book 516, at Pages 48-51; and being a portion of the real estate previously conveyed to Robert Earl Clayton by a Deed from David L. Clayton, as Attorney-in-Fact for Elizabeth G. Clayton, dated August 13, 2020, and recorded with the office of the Clerk of Court for Bamberg County in Deed Book 505, at Page 171.

TMS NO: 0062-00-00-047 (12.45+- acres)

PROPERTY ADDRESS: _____ Hopping John Road, Bamberg, SC 29003

SUBJECT to any and all easements and right-of-ways and agreements and covenants and restrictions concerning and pertaining and relating to the above-described real estate previously filed of public record in Bamberg County, South Carolina; and also being subject to any and all applicable Federal or State or County or other governmental zoning and land-use statutes and ordinances and regulations and restrictions and requirements in regard thereto.

Requested by: 1 1/1/2025

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DEED FEE			

ALSO: All that certain piece or parcel or tract of land containing **31.21 acres**, more or less, together with all buildings and improvements thereon, situate and lying and being in Bamberg County, South Carolina, northeast of the Town of Ehrhardt, and being located on Ehrhardt Road (S.C. Secondary Road No. S-5-23), and butting and bounding, now or formerly, as follows: On the North by lands, now or formerly, of G. Marion McMillan; On the East by lands, now or formerly of the Estate of Dayton Breland; On the South by the right-of-way of Ehrhardt Road (S.C. Secondary Road No. S-5-23); and on the West by the right-of-way of Ehrhardt Road (S.C. Secondary Road No. S-5-23). Such property is more fully and completely and particularly and accurately shown and described and delineated on and by reference being specifically craved to a Plat of the 31.21 acre parcel of land prepared for M.T. Clayton by Roy L. Green, R.L.S., dated March 30, 1973 and recorded on January 21, 1974 with the Bamberg County Clerk of Court's Office in Plat Book 13, at Page 7.

BEING a portion of the real estate conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton by Deed from David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton dated August 29, 2023 and recorded on September 5, 2023 with the Bamberg County Clerk of Court's Office in Record Book 585, at Pages 285-294; and also being the same portion of real estate previously conveyed to David L. Clayton a/k/a David Luther Clayton by a Deed from his father, David S. Clayton, Jr., dated February 20, 2008 and recorded on May 1, 2008 with the Bamberg County Clerk of Court's Office in Deed Book 226, at Page 218; and being a portion of the real estate previously conveyed to David S. Clayton, Jr. by a Deed from his brother, Malcolm T. Clayton, dated and recorded on September 1, 2006 with the Bamberg County Clerk of Court's Office in Deed Book 145, at Page 157; and being the same real estate previously conveyed to Malcolm T. Clayton by a Deed from Leland T. Clayton dated July 5, 1969 and recorded on July 8, 1969 with the Bamberg County Clerk of Court's Office in Deed Book 21, at Page 455.

TMS NO: 079-00-00-018 (31.21+- acres)

PROPERTY ADDRESS: _____ **Ehrhardt Road, Bamberg, SC 29003**

SUBJECT to any and all easements and right-of-ways and agreements and covenants and restrictions concerning and pertaining and relating to the above-described real estate previously filed of public record in Bamberg County, South Carolina; and also being subject to any and all applicable Federal or State or County or other governmental zoning and land-use statutes and ordinances and regulations and restrictions and requirements in regard thereto.

Requested by: 1 1/1/2025

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DEED FEE			

STATE OF SOUTH CAROLINA)

RECORDING FEE AFFIDAVIT

COUNTY OF BAMBERG)

PERSONALLY appeared before me the undersigned attorney, E. W. Bennett, Jr., Esquire, of 148 S. Jefferies Blvd., P.O. Box 693, Walterboro, S.C. 29488, who being duly sworn, deposes and says:

1. That I have read the information on this Recording Fee Affidavit and that I understand such information.
2. The property being transferred and conveyed by the attached Deed is a 42.06+- acre tract of land known as Parcel "A" being designated as Bamberg County TMS No.0062-00-00-003 and a 12.45+- acre parcel of land being designated as Bamberg County TMS No. 0062-00-00-047 and a 31.21+- acre tract of land being designated as Bamberg County TMS No. 079-00-00-018.
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.)

(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:

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) _____ 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.)

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: \$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: \$ _____.

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

E. W. Bennett, Jr.
E. W. Bennett, Jr. (Attorney)

SWORN to and subscribed before me
on this the 31st day of August, 2023

Stacia M. Pook
Signature of Notary Public for South Carolina
Printed Name of Notary: Stacia M. Pook
Notary Public for the State of South Carolina
My Commission Expires: 3-10-2026

32
300



Requested by: 1 1/1/2025

2023-1064
 Filed for Record in
 BAMBERG COUNTY, SC
 JANNIE C. JOHNSON,
 REGISTER OF DEEDS
 09/19/2023 02:28:33 PM
 DEED FEE \$15.00
 Bk OR Vol 586 Page 275 - 280

Deed Prepared - Title Not Examined

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
) (General Warranty Deed)
 COUNTY OF BAMBERG) (Joint Tenants with Right of Survivorship)
 _____)

KNOW ALL MEN BY THESE PRESENTS, that We, **David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton (Grantors)**, in the State of South Carolina and County of Bamberg, for and in consideration of the sum of **Ten and 00/100 (\$10.00) Dollars**, and love and affection, to us in hand paid at and before the sealing of these presents by the Grantees herein, **Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common**, for and during their joint lives and upon the death of any of them, then to the survivor of them, in the State and County aforesaid, the receipt and sufficiency whereof which is hereby expressly acknowledged, have granted, bargained, sold, transferred, conveyed, and released, and by these presents do hereby grant, bargain, sell, transfer, convey, and release unto the Grantees, **Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common**, for and during their joint lives and upon the death of any of them, then to the survivor of them, their respective Heirs and Assigns forever, with the subject real estate as granted and transferred and conveyed hereby and hereunder by the undersigned Grantor unto the within named Grantees, **reserving, however, a life estate in the Grantors herein, David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton, for and during the term of their natural life**, the following described real estate, to-wit, being more fully and particularly described, as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREUNDER BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE REAL ESTATE CONVEYED BY THIS DEED

Requested by: 1 1/1/2025

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TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said property and premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said property and premises before mentioned unto the said **Grantees, Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common, for and during their joint lives and upon the death of any of them, then to the survivor of them**, their respective Heirs and Assigns forever reserving, however, a life estate in the Grantors herein, **David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton, for and during the term of their natural life.**

AND the undersigned Grantors do hereby bind themselves and their heirs and assigns and personal representatives to warrant and forever defend, all and singular, the aforesaid property and premises unto the said **Grantees, Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common, for and during their joint lives and upon the death of any of them, then to the survivor of them**, their respective Heirs and Assigns and Personal Representatives against the undersigned Grantors and their Heirs and Assigns and Personal Representatives, and all persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

The within instrument has been transferred
 this 19th day of Sept 20 23 at
3:45 O'clock P M. and recorded
 In transfer Book 4 Page 230
 In Tax Assessor's office, Tax map
 No. 0062-00-00-004
 Transfer No. 23-05-465
Doretha E. Allen
 Tax Assessor's Office-Bamberg County SC

RECORDED IN TRANSFER BOOK #
PAGE 98 THIS 19 DAY OF Sept 2023
ROSA R. VERNER, AUDITOR, BAMBERG COUNTY, SC

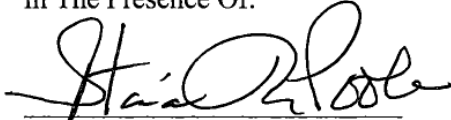
Rosa R. Verna BRV


Requested by: 1 1/1/2025

Instrument Book Volume Page
 2023 - 1064 OR 586 277
 DEED FEE

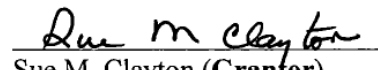
WITNESS the Hand and Seal of the undersigned Grantors as duly set and affixed hereto on this the 31st day of August, 2023.

Signed, Sealed And Delivered
 In The Presence Of:


 First Witness


 David L. Clayton a/k/a David Luther Clayton (Grantor)


 Second Witness


 Sue M. Clayton (Grantor)

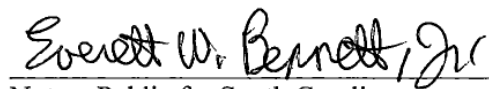
STATE OF SOUTH CAROLINA)
)
 COUNTY OF COLLETON)
)

ACKNOWLEDGMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that the Grantors, **David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton**, personally appeared before this day and acknowledged the due execution of the foregoing Deed, and who are personally known to me, or who have proved to me on the basis of Satisfactory evidence to be the persons who executed the foregoing Deed.

Witness my hand and official seal this the 31st day of August, 2023.

Sworn to before me on this
 the 31st day of August, 2023.


 Notary Public for South Carolina
 Printed Name of Notary: Everett W. Bennett, Jr
 Notary Public for the State of South Carolina
 My Commission Expires: 6/18/2030

GRANTEE'S ADDRESS:

Bryan Luther Clayton
 35 Royal Pines Blvd.
 Beaufort, SC 29907

RETURN ORIGINAL DEED TO:

E.W. Bennett, Jr., Esquire
 Attorney at Law
 148 South Jefferies Blvd.
 P.O. Box 693
 Walterboro, SC 29488
 Attorney File No: 22-9247.ABS

Requested by: 1 1/1/2025

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Exhibit "A"
Legal Description For Deed

All that certain piece or parcel or tract of land being known and designated as Parcel "B" containing 65.60 acres, more or less, together with all buildings and improvements thereon, situate and lying and being in Bamberg County, South Carolina, northeast of the Town of Ehrhardt, and being located on the northeastern side of Indian Camp Road (S.C. Secondary Road No. S-5-458), and being more fully and completely and particularly and accurately shown and described and delineated and designated as Parcel "B" (65.60 acres) on and by reference being specifically craved to a Plat prepared for David S. Clayton, Jr., and Elizabeth B. Clayton by Richard L. All, P.L.S. No. 16497, dated August 27, 2002 and recorded on October 28, 2002 with the Bamberg County Clerk of Court's Office in Plat Book 33, at Page 105, and butting and bounding, now or formerly, as follows, to wit; On the North by lands of J. B. Varn, Jr.; On the Northeast by lands of J. B. Varn, Jr.; On the Southeast by the center line of the run of Indian Camp Branch and also by Parcel "D" (3.78 acres) as shown on said Plat; and on the Southwest by the right-of-way of Indian Camp Road (S.C. Secondary Road No. S-5-458); The aforesaid Plat showing and reflecting the within property thereon as Parcel "B" (65.60 acres) is hereby incorporated hereunder and made a part and parcel of this legal description by specific reference thereto.

BEING a portion of the real estate conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton by Deed from Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton dated August 29, 2023 and recorded on September 5, 2023 with the Bamberg County Clerk of Court's Office in Record Book 586, at Pages 1-7; and also being the same portion of real estate previously conveyed to David Luther Clayton a/k/a David L. Clayton by a Deed from his mother, Elizabeth G. Clayton, dated October 18, 2002 and recorded on October 28, 2002 with the Bamberg County Clerk of Court's Office in Deed Book 123, at Page 154; and under the provisions of such above-referenced Deed the Grantor, Elizabeth G. Clayton, expressly retained and reserved unto herself a life estate interest in and to the above-described real estate for and during and throughout the remaining term of her natural life.

TMS NO: 0062-00-00-004 (Portion of 69.38 acres)

PROPERTY ADDRESS: _____ Indian Camp Road, Bamberg, SC 29003

THIS CONVEYANCE IS SUBJECT to a life estate interest as previously and specifically retained by and reserved unto and in favor of Elizabeth G. Clayton under the provisions of Bamberg County Deed Book 123, at Page 154 in and to the above-described real estate for and during and throughout the remaining term of her natural life

ALSO SUBJECT to any and all easements and right-of-ways and agreements and covenants and restrictions concerning and pertaining and relating to the above-described real estate previously filed of public record in Bamberg County, South Carolina; and also being subject to any and all applicable Federal or State or County or other governmental zoning and land-use statutes and ordinances and regulations and restrictions and requirements in regard thereto.

Requested by: 1 1/1/2025

Instrument	Book	Volume	Page
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DEED FEE			

ALSO: All that certain piece or parcel or tract of land being known and designated as Parcel "D" containing 3.78 acres, more or less, together with all buildings and improvements thereon, situate and lying and being in Bamberg County, South Carolina, northeast of the Town of Ehrhardt, and being located at the intersection of Hopping John Road (S.C. Secondary Road No. S-5-362) and Indian Camp Road (S.C. Secondary Road No. S-5-458), and being more fully and completely and particularly and accurately shown and described and delineated and designated as Parcel "D" (3.78 acres) on and by reference being specifically craved to a Plat prepared for David S. Clayton, Jr., and Elizabeth B. Clayton by Richard L. All, P.L.S. No. 16497, dated August 27, 2002 and recorded on October 28, 2002 with the Bamberg County Clerk of Court's Office in Plat Book 33, at Page 105, and butting and bounding, now or formerly, as follows, to wit; On the Northwest by Parcel "B" (65.60 acres) as shown on said Plat; On the Northeast by lands of Malcolm T. Clayton; On the Southeast by the right-of-way of Hopping John Road (S.C. Secondary Road No. S-5-362); and on the Southwest by the right-of-way of Indian Camp Road (S.C. Secondary Road No. S-5-458). The aforesaid Plat showing and reflecting the within property thereon as Parcel "D" (3.78 acres) is hereby incorporated hereunder and made a part and parcel of this legal description by specific reference thereto.

BEING a portion of the real estate conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton by Deed from Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton dated August 29, 2023 and recorded on September 5, 2023 with the Bamberg County Clerk of Court's Office in Record Book 586, at Pages 1-7; and also being the same portion of real estate previously conveyed to David Luther Clayton a/k/a David L. Clayton by a Deed from his mother, Elizabeth G. Clayton, dated October 18, 2002 and recorded on October 28, 2002 with the Bamberg County Clerk of Court's Office in Deed Book 123, at Page 154; and under the provisions of such above-referenced Deed the Grantor, Elizabeth G. Clayton, expressly retained and reserved unto herself a life estate interest in and to the above-described real estate for and during and throughout the remaining term of her natural life.

TMS NO: 0062-00-00-004 (Portion of 69.38 acres)

PROPERTY ADDRESS: _____ Hopping John Road, Bamberg, SC 29003

THIS CONVEYANCE IS SUBJECT to a life estate interest as previously and specifically retained by and reserved unto and in favor of Elizabeth G. Clayton under the provisions of Bamberg County Deed Book 123, at Page 154 in and to the above-described real estate for and during and throughout the remaining term of her natural life

ALSO SUBJECT to any and all easements and right-of-ways and agreements and covenants and restrictions concerning and pertaining and relating to the above-described real estate previously filed of public record in Bamberg County, South Carolina; and also being subject to any and all applicable Federal or State or County or other governmental zoning and land-use statutes and ordinances and regulations and restrictions and requirements in regard thereto.

Requested by: 1 1/1/2025

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STATE OF SOUTH CAROLINA)

RECORDING FEE AFFIDAVIT

COUNTY OF BAMBERG)

PERSONALLY appeared before me the undersigned attorney, E. W. Bennett, Jr., Esquire, of 148 S. Jefferies Blvd., P.O. Box 693, Walterboro, S.C. 29488, who being duly sworn, deposes and says:

1. That I have read the information on this Recording Fee Affidavit and that I understand such information.
2. The property being transferred and conveyed by the attached Deed is a 65.60+- acre tract of land known as Parcel "B" being designated as a portion of Bamberg County TMS No.0062-00-00-004 and a 3.78+- acre parcel of land known as Parcel "D" being designated as a portion of Bamberg County TMS No. 0062-00-00-004.
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.)

(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:

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) _____ 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.)

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: \$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: \$ _____.

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

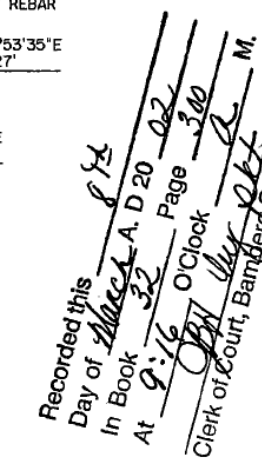
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

E. W. Bennett, Jr.
E. W. Bennett, Jr. (Attorney)

SWORN to and subscribed before me
on this the 31st day of August, 2023

Stacia M. Poole
Signature of Notary Public for South Carolina
Printed Name of Notary: Stacia M. Poole
Notary Public for the State of South Carolina
My Commission Expires: 3-10-2026

32
300



Requested by: 1 1/1/2025

2023-1065
Filed for Record in
BAMBERG COUNTY, SC
JANNIE C. JOHNSON,
REGISTER OF DEEDS
09/19/2023 02:28:33 PM
DEED FEE \$15.00
Bk OR Vol 586 Page 281 - 287

Deed Prepared - Title Not Examined

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
) (General Warranty Deed)
COUNTY OF BAMBERG) (Joint Tenants with Right of Survivorship)
_____)

KNOW ALL MEN BY THESE PRESENTS, that We, **David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton (Grantors)**, in the State of South Carolina and County of Bamberg, for and in consideration of the sum of **Ten and 00/100 (\$10.00) Dollars**, and love and affection, to us in hand paid at and before the sealing of these presents by the Grantees herein, **David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common, for and during their joint lives and upon the death of any of them, then to the survivor of them** in the State and County aforesaid, the receipt and sufficiency whereof which is hereby expressly acknowledged, have granted, bargained, sold, transferred, conveyed, and released, and by these presents do hereby grant, bargain, sell, transfer, convey, and release unto the **Grantees, namely, David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common, for and during their joint lives and upon the death of any of them, then to the survivor of them**, their respective Heirs and Assigns forever, with the subject real estate as granted and transferred and conveyed hereby and hereunder by the undersigned Grantors unto the within named Grantees, **reserving, however, a life estate in the Grantors herein, David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton, for and during the term of their natural life**, being more fully and particularly described, as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREUNDER BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE REAL ESTATE CONVEYED BY THIS DEED

Requested by: 1 1/1/2025

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TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said property and premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said property and premises before mentioned unto the said **Grantees, David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common, for and during their joint lives and upon the death of any of them, then to the survivor of them**, their respective Heirs and Assigns forever, **reserving, however, a life estate in the Grantors herein, David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton, for and during the term of their natural life.**

AND We the undersigned Grantors do hereby bind ourselves and our heirs and assigns and personal representatives to warrant and forever defend, all and singular, the aforesaid property and premises unto the said **Grantees, David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton and Jessica J. Clayton, as Joint Tenants with Right of Survivorship and not Tenants in Common, for and during their joint lives and upon the death of any of them, then to the survivor of them**, their respective Heirs and Assigns and Personal Representatives against the undersigned Grantors and their Heirs and Assigns and Personal Representatives, and all persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

The within instrument has been transferred
this 19th day of Sept. 20 23 at
3:45 O'clock P.M. and recorded
In transfer Book 4 Page 230

In Tax Assessor's office, Tax map

No. 0062-00-00-003,047

Transfer No. 23-05-464

Donella H. Edmond
Tax Assessor's Office-Bamberg County SC

0079-00-00-018

RECORDED IN TRANSFER BOOK
PAGE 98 THIS 19th DAY OF SEPT 2023
ROSA R. VERNER, AUDITOR, BAMBERG COUNTY
Rosa R. Verner

Requested by: 1 1/1/2025

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DEED FEE			

WITNESS the Hands and Seals of the undersigned Grantors as duly set and affixed hereto on this the 31st day of August, 2023.

Signed, Sealed And Delivered
In The Presence Of:

Eric R. Poole
First Witness

David L. Clayton a/k/a David Luther Clayton
David L. Clayton a/k/a David Luther Clayton (Grantor)

E. W. Bennett, Jr.
Second Witness

Sue M. Clayton
Sue M. Clayton (Grantor)

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

ACKNOWLEDGMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that the Grantors, **David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton**, personally appeared before this day and acknowledged the due execution of the foregoing Deed, and who are personally known to me, or who have proved to me on the basis of Satisfactory evidence to be the persons who executed the foregoing Deed.

Witness my hand and official seal this the 31st day of August, 2023.

Sworn to before me on this
the 31st day of August, 2023.

Everett W. Bennett, Jr.
Notary Public for South Carolina
Printed Name of Notary: Everett W. Bennett, Jr.
Notary Public for the State of South Carolina
My Commission Expires: 6/18/2030

GRANTEES' ADDRESS:

David Paul Clayton and Ashley N. Clayton
742 Indian Camp Road
Bamberg, SC 29003

RETURN ORIGINAL DEED TO:

E. W. Bennett, Jr., Esquire
Attorney at Law
148 South Jefferies Blvd.
P.O. Box 693
Walterboro, SC 29488
Attorney File No: 22-9247.ABS

Requested by: 1 1/1/2025

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DEED FEE			

Exhibit "A"
Legal Description For Deed

All that certain piece or parcel or tract of land being known and designated as **Parcel "A"** containing **42.06 acres**, more or less, together with all buildings and improvements thereon, situate and lying and being in Bamberg County, South Carolina, northeast of the Town of Ehrhardt, and being located on the southwestern side of Indian Camp Road (S.C. Secondary Road No. S-5-458), and being more fully and completely and particularly and accurately shown and described and delineated and designated as Parcel "A" (42.06 acres) on and by reference being specifically craved to a Plat prepared for David S. Clayton, Jr., and Elizabeth B. Clayton by Richard L. All, P.L.S. No. 16497, dated August 27, 2002 and recorded on October 28, 2002 with the Bamberg County Clerk of Court's Office in Plat Book 33, at Page 105, and butting and bounding, now or formerly, as follows, to wit:; On the North by lands of J. B. Varn, Jr; On the Northeast by the right-of-way of Indian Camp Road (S.C. Secondary Road No. S-5-458); On the South by Parcel "C" (200.78 acres) as shown on said Plat; and on the West by lands of D. Kenneth Cone. The aforesaid Plat showing and reflecting the within property thereon as Parcel "A" (42.06 acres) is hereby incorporated hereunder and made a part and parcel of this legal description by specific reference thereto.

BEING a portion of the real estate conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton by Deed from David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton dated August 29, 2023 and recorded on September 5, 2023 with the Bamberg County Clerk of Court's Office in Record Book 585, at Pages 285-294; and also being the same portion of real estate previously conveyed to David Luther Clayton a/k/a David L. Clayton by a Deed from his mother, Elizabeth G. Clayton, dated October 18, 2002 and recorded on October 28, 2002 with the Bamberg County Clerk of Court's Office in Deed Book 123, at Page 154; and under the provisions of such above-referenced Deed the Grantor, Elizabeth G. Clayton, expressly retained and reserved unto herself a life estate interest in and to the above-described real estate for and during and throughout the remaining term of her natural life.

TMS NO: 0062-00-00-003 (42.06+- acres)

PROPERTY ADDRESS: 742 Indian Camp Road, Bamberg, SC 29003

THIS CONVEYANCE IS SUBJECT to a life estate interest as previously and specifically retained by and reserved unto and in favor of Elizabeth G. Clayton under the provisions of Bamberg County Deed Book 123, at Page 154 in and to the above-described real estate for and during and throughout the remaining term of her natural life

ALSO SUBJECT to any and all easements and right-of-ways and agreements and covenants and restrictions concerning and pertaining and relating to the above-described real estate previously filed of public record in Bamberg County, South Carolina; and also being subject to any and all applicable Federal or State or County or other governmental zoning and land-use statutes and ordinances and regulations and restrictions and requirements in regard thereto.

Requested by: 1 1/1/2025

Instrument	Book	Volume	Page
2023 - 1065	OR	586	285
DEED FEE			

ALSO: All that certain piece or parcel or tract of land containing Twelve and 45/100 (**12.45**) acres, more or less, together with any and all buildings and improvements thereon, situate and lying and being in Bamberg County, South Carolina, northeast of the Town of Ehrhardt, and being located at the intersection of Hopping John Road (S.C. Secondary Road No. S-5-362) and Indian Camp Road (S.C. Secondary Road No. S-5-458), and being more fully and completely and particularly and accurately shown and described and delineated on and by reference being specifically craved to a Plat thereof prepared for David L. Clayton and Sue M. Clayton by Mark M. Carter, P.E. & P.L.S. No. 14564, dated November 12, 2020 and recorded on December 17, 2020 with the Bamberg County Clerk of Court's Office in Plat Book 38, at Page 105, and butting and bounding, now or formerly; as follows, to wit: On the North by lands of David L. Clayton; On the East by the right-of-way of Indian Camp Road; (S.C. Secondary Road No. S-5-458); On the Southeast by the right-of-way of Hopping John Road (S.C. Secondary Road No. S-5-262); On the South by the right-of-way of Hopping John Road (S.C. Secondary Road No. S-5-262) and also by the center line of the run of Indian Camp Branch separating the within property from lands of Robert Earl Clayton; and on the West by lands of Robert Earl Clayton and also by the center line of the run of Indian Camp Branch separating the within property from lands of Robert Earl Clayton. The aforesaid Plat of the 12.45 acre tract of land is hereby incorporated hereunder and made a part and parcel of this legal description by specific reference thereto.

BEING a portion of the real estate conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton by Deed from David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton dated August 29, 2023 and recorded on September 5, 2023 with the Bamberg County Clerk of Court's Office in Record Book 585, at Pages 285-294; and also being the same portion of real estate previously conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton as Joint Tenants With Right of Survivorship by a Deed from Robert Earl Clayton dated and recorded on December 17, 2020 with the Bamberg County Clerk of Court's Office in Deed Book 516, at Pages 48-51; and being a portion of the real estate previously conveyed to Robert Earl Clayton by a Deed from David L. Clayton, as Attorney-in-Fact for Elizabeth G. Clayton, dated August 13, 2020, and recorded with the office of the Clerk of Court for Bamberg County in Deed Book 505, at Page 171.

TMS NO: 0062-00-00-047 (12.45+- acres)

PROPERTY ADDRESS: _____ Hopping John Road, Bamberg, SC 29003

SUBJECT to any and all easements and right-of-ways and agreements and covenants and restrictions concerning and pertaining and relating to the above-described real estate previously filed of public record in Bamberg County, South Carolina; and also being subject to any and all applicable Federal or State or County or other governmental zoning and land-use statutes and ordinances and regulations and restrictions and requirements in regard thereto.

Requested by: 1 1/1/2025

Instrument	Book	Volume	Page
2023 - 1065	OR	586	286
DEED FEE			

ALSO: All that certain piece or parcel or tract of land containing **31.21 acres**, more or less, together with all buildings and improvements thereon, situate and lying and being in Bamberg County, South Carolina, northeast of the Town of Ehrhardt, and being located on Ehrhardt Road (S.C. Secondary Road No. S-5-23), and butting and bounding, now or formerly, as follows: On the North by lands, now or formerly, of G. Marion McMillan; On the East by lands, now or formerly of the Estate of Dayton Breland; On the South by the right-of-way of Ehrhardt Road (S.C. Secondary Road No. S-5-23); and on the West by the right-of-way of Ehrhardt Road (S.C. Secondary Road No. S-5-23). Such property is more fully and completely and particularly and accurately shown and described and delineated on and by reference being specifically craved to a Plat of the 31.21 acre parcel of land prepared for M.T. Clayton by Roy L. Green, R.L.S., dated March 30, 1973 and recorded on January 21, 1974 with the Bamberg County Clerk of Court's Office in Plat Book 13, at Page 7.

BEING a portion of the real estate conveyed to David L. Clayton a/k/a David Luther Clayton and Sue M. Clayton by Deed from David Paul Clayton and Ashley N. Clayton and Bryan Luther Clayton and Patrick Luke Clayton and Lyla Anne Clayton dated August 29, 2023 and recorded on September 5, 2023 with the Bamberg County Clerk of Court's Office in Record Book 585, at Pages 285-294; and also being the same portion of real estate previously conveyed to David L. Clayton a/k/a David Luther Clayton by a Deed from his father, David S. Clayton, Jr., dated February 20, 2008 and recorded on May 1, 2008 with the Bamberg County Clerk of Court's Office in Deed Book 226, at Page 218; and being a portion of the real estate previously conveyed to David S. Clayton, Jr. by a Deed from his brother, Malcolm T. Clayton, dated and recorded on September 1, 2006 with the Bamberg County Clerk of Court's Office in Deed Book 145, at Page 157; and being the same real estate previously conveyed to Malcolm T. Clayton by a Deed from Leland T. Clayton dated July 5, 1969 and recorded on July 8, 1969 with the Bamberg County Clerk of Court's Office in Deed Book 21, at Page 455.

TMS NO: 079-00-00-018 (31.21+- acres)

PROPERTY ADDRESS: _____ **Ehrhardt Road, Bamberg, SC 29003**

SUBJECT to any and all easements and right-of-ways and agreements and covenants and restrictions concerning and pertaining and relating to the above-described real estate previously filed of public record in Bamberg County, South Carolina; and also being subject to any and all applicable Federal or State or County or other governmental zoning and land-use statutes and ordinances and regulations and restrictions and requirements in regard thereto.

Requested by: 1 1/1/2025

Instrument	Book	Volume	Page
2023 - 1065	OR	586	287
DEED FEE			

STATE OF SOUTH CAROLINA

RECORDING FEE AFFIDAVIT

COUNTY OF BAMBERG

PERSONALLY appeared before me the undersigned attorney, E. W. Bennett, Jr., Esquire, of 148 S. Jefferies Blvd., P.O. Box 693, Walterboro, S.C. 29488, who being duly sworn, deposes and says:

1. That I have read the information on this Recording Fee Affidavit and that I understand such information.
2. The property being transferred and conveyed by the attached Deed is a 42.06+- acre tract of land known as Parcel "A" being designated as Bamberg County TMS No.0062-00-00-003 and a 12.45+- acre parcel of land being designated as Bamberg County TMS No. 0062-00-00-047 and a 31.21+- acre tract of land being designated as Bamberg County TMS No. 079-00-00-018.
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.)

(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:

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) _____ 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.)

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: \$ _____.

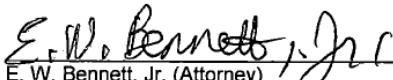
6. The deed recording fee is computed as follows:

- (a) _____ Place the amount listed in item 4 above here: \$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

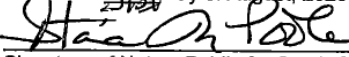
7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is: \$ _____.

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


E. W. Bennett, Jr. (Attorney)

SWORN to and subscribed before me
on this the 31st day of August, 2023


Signature of Notary Public for South Carolina
Printed Name of Notary: Stacia M. Pook
Notary Public for the State of South Carolina
My Commission Expires: 3-10-2026

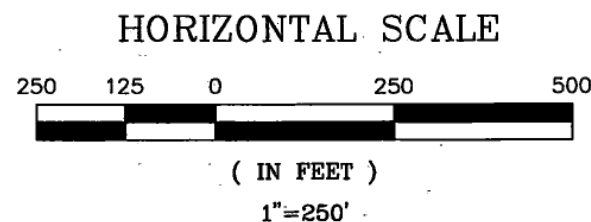
Whitefoot Outdoors, Inc.
TMS 061-00-00-049
Deed Book 427, Pg. 285
Plat Book 11, Pg. 192.

David L. Clayton
TMS 062-00-00-003
Deed Book 123, Pg. 154
Plat Book 33, Pg. 105.

Robert Earl Clayton
Residual portion of
TMS 062-00-00-006
Deed Book 505, Pg. 171 &
Deed Book 123, Pg. 155
Plat Book 33, Pg. 105.

202000001564
Filed for Record in
BAMBERG, SOUTH CAROLINA
JAMES B HIER, CLERK OF COURTS
12-17-2020 At 03:56 pm.
PLAT LARGE 25.00
Vol- 38 Page 105 - 105

Robert Earl Clayton
Portion of TMS 062-00-00-006
Deed Book 505, Pg. 171 &
Deed Book 123, Pg. 155
Plat Book 33, Pg. 105.



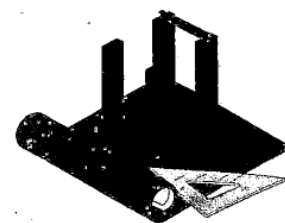
5036 Lodge Road
Lodge, SC 29082
843-729-2053

12.45+/- Acres

Curve Table			
Curve #	Radius	Chord Direction	Chord Length
C1	431.03'	S87° 06' 28"W	76.86'

Line #	Direction	Length
L1	S29° 36' 42"W	55.38'
L2	N2° 13' 44"E	105.36'
L3	N70° 18' 14"W	46.89'
L4	N29° 54' 10"W	59.85'
L5	S65° 13' 14"W	167.45'
L6	N70° 15' 39"W	95.57'
L7	S47° 10' 07"W	37.92'
L8	N45° 03' 14"W	114.82'
L9	S74° 35' 51"W	130.72'
L10	N66° 25' 30"W	79.82'
L11	N14° 36' 23"W	166.01'
L12	N2° 52' 55"W	84.76'

1. Unless otherwise noted, all iron pipes set (I.P.S.) are 1" inside diameter with orange cap marked "PLS 14564".
2. Surveyor has made no investigation or independent search for easements of record encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose.
3. Declaration is made to original purchaser(s) of the survey. It is not transferable to additional institutions, or subsequent owners.
4. Anything shown outside the boundary of the tract or lot represented hereon is for graphical and descriptive purposes only.
5. For right of way of Hopping John Road (S-5-362) and Indian Camp Road (S-5-458), reference SCDOT plans, Docket 5.357 dated September 15, 1964 and Docket 5.374 dated July 15, 1966 respectively.



MARK M. CARTER, P.E. & P. L. S. No. 14564

DATE: 11/12/2020	REVISED
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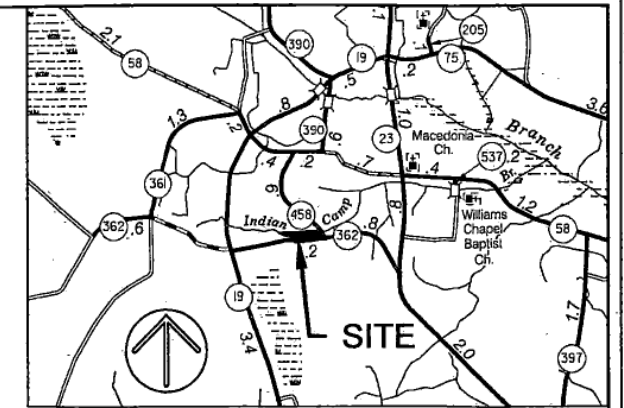
DRAFTER: MMC	SHEET 1 OF 1	SCALE: 1" = 250'
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FILENAME: David Clayton 2. dwg

Boundary Survey for
David L. Clayton &
Sue M. Clayton

Located Northeast of Ehrhardt

Bamberg County, South Carolina



Vicinity Map Not to scale

I.P.S. = 1" Iron Pipe Set
I.P.F. = Iron Pipe Found
C.M.F. = Concrete Monument Found
R.F. = Rebar Found
RR I.F. = Rail Road Iron Found
I.P. = Iron Pin Found
M.P. = Meander Point, C/L Branch
(No monument set)

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein.