

THE STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

Road/Route I-26 (Carolina Crossroads)
Project ID No. P027662
Tract 573

TITLE TO REAL ESTATE
Approximate Survey Stations

8095+50 To 8104+00 RT
I-20 CD EB
To
To

KNOW ALL MEN BY THESE PRESENTS, That Dominion Energy South Carolina, Inc., fka South Carolina Electric & Gas Company, fka Lexington Water Power Company, 220 Operation Way, MC-D111, Cayce, South Carolina 29033 (“Grantor”) in consideration of the sum of Seven Thousand Five Hundred and no/100 Dollars (\$7,500.00) and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, (“Grantee”), receipt of which is hereby acknowledged, *SUBJECT TO* the reservations in the Special Provisions below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute for the from I-20/I-26/I-126 Corridor Improvements on I-26 (Carolina Crossroads Project), State and County aforesaid, incorporated herein by reference and more specifically shown on drawing sheet 3 of 3 prepared for Grantee, and dated September 17, 2021, attached hereto as Exhibit A.

SPECIAL PROVISIONS:

The above consideration is for **30,431 square feet (0.699 acre)**, more or less, of land, and all improvements thereon, if any, including rights of access as may be needed for controlled access facilities, being a portion of the property, owned by Dominion Energy South Carolina, Inc. and shown as the “Area of Acquisition from Tract 573” on Exhibit “A”, attached hereto and made a part hereof. This being a portion of the property acquired from William P. Meetze by deed dated November 25, 1930 and recorded November 26, 1930 in Deed Book 4-K, Page 253; also, from Luther W. Mathias by deed dated December 12, 1929 and recorded December 17, 1929 in Deed Book 4-K, Page 210; also, from Charles D. Meetze by deed dated November 21, 1929 and recorded November 23, 1929 in Deed Book 4-K, Page 208; also, from D.M. Wilson by deed dated April 7, 1930 and recorded April 8, 1930 in Deed Book 4-K, Page 245; also, from Marie Lorick Trapp by deed dated November 11, 1928 and recorded November 12, 1929 in Deed Book 4-K, Page 206 all in the records of the ROD Office for Lexington County and shown as Tax Map No. 003697-11-001.

The portion of the property conveyed herein is within the Project Boundary Line of the hydroelectric project designated in the Files of the Federal Energy Regulatory Commission (“FERC”) as Project 516 (the “Project”) (hereinafter “Project Property”), and is conveyed herein subject to any and all easements or servitudes which now exist, inchoate or perfected, or as may be revealed by a visual inspection of the Property.

GRANTEE’S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked By
Project ID No. P027662 Tract 573

Further, RESERVING THEREFROM unto the Grantor, its successors and/or assigns, the right of ingress, egress, and access in, to, over, across, and out of the Project Property for (1) the right to flowage rights over and upon the Project Property as a result of operation and maintenance by Grantor, its successors and assigns, of the dam and reservoir of water and necessary spillways on the Saluda River, whether such damage is caused by the flooding of the Project Property or injury to the drainage thereof, or by the storage of water; and) and (2) as to the Project Property, the right to perform any and all acts required by an order of FERC affecting the Project without the prior approval of Grantee. The Grantee, for itself and its successors and assigns, hereby expressly releases the Grantor, its successors and assigns, from the above-described damages.

As further consideration for this deed, the use of the Project Property conveyed herein shall not endanger health, create a nuisance, or otherwise be incompatible with overall Project use as may from time to time be impacted by changes in governmental law, regulation and policy, and Grantee, its heirs, successor and assigns, shall take all reasonable precautions to ensure that the construction, operation and maintenance of any structures or facilities on the property will occur in a manner that will protect the current and prospective scenic, recreational and environmental values of the Project.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto said South Carolina Department of Transportation, its successors and assigns, against itself and its successors in interest and anyone claiming under us.

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand(s) and seal(s) this 10th day of May, in the year of our Lord, Two Thousand and Twenty-Three.

Signed, sealed and delivered in the presence of:

Dominion Energy South Carolina, Inc., fka South Carolina Electric & Gas Company, fka Lexington Water Power Company

Kelly S. Elkins
1st Witness

BY: Keller Kissam
Grantor (L.S.)

Printed Name: Keller Kissam

Janice D Parker
2nd Witness

ITS: President

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

REVIEWED
BY
LEGAL
5/4/23
JB

THE STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 10th day of May, 2023 by Keller Kissam of Dominion Energy South Carolina, Inc., on behalf of the corporation.

Janice D Parker
Signature of Notary Public

Janice E. Parker
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA

My Commission Expires: May 5, 2031
(Affix seal if outside SC)

Janice E. Parker
NOTARY PUBLIC
State of South Carolina
My Commission Expires May 5, 2031

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.



