

Malphrus Law Offices

Court House Square

Post Office Drawer M

Ridgeland, South Carolina 29936

JOSEPH N. MALPHRUS, SR. OF COUNSEL
JOSEPH N. MALPHRUS, JR.
DEBORAH A. MALPHRUS

(803) 726-3175 JNM JR
(803) 726-8893 DAM
(803) 726-5827 FACSIMILE

October 23, 1996

Mr. Tim Morgan
President
Knowles Island Plantation
Home Owners Association
P. O. Box 1961
Ridgeland, S. C. 29936

RE: Deed to Lot No. 52, Quit Claim Deed to Lot No. 52, and
Deed to Roads, Lanes and Drives

Dear Mr. Morgan:

Enclosed please find the original Deeds with reference to the above, same having been recorded in the Office of the Clerk of Court for Jasper County, South Carolina in Deed Book 161 at Page 205, Deed Book 161 at Page 208 and Deed Book 161 at Page 210.

Sincerely,

Geneva Smith

Geneva Smith
Secretary
Malphrus Law Offices

Enclosure

paid 10⁰⁰ CK D Melphris
7576

161 205

FILED
161 205 207

STATE OF SOUTH CAROLINA)
COUNTY OF JASPER)

DEED BY CORPORATION

KNOW ALL MEN BY THESE PRESENTS, that

CAROLINA COASTAL PROPERTIES INC., A corporation existing under the laws of the State of South Carolina in consideration of the sum of Five and 00/100ths (\$5.00) Dollars to it in hand paid by KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION, a South Carolina Non-Profit Organization, P. O. Box 1961, Ridgeland, South Carolina 29936, in the State aforesaid, County of Jasper, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION, a South Carolina Non-Profit Organization, its Successors or Assigns forever, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements and attachments thereon, situate, lying and being in the State of South Carolina, County of Jasper, and being more fully shown and delineated as Lot (#52), Knowles Island Plantation on a Plat of Knowles Island Plantation, dated February 6, 1996, and recorded in the Office of the Clerk of Court for Jasper County, South Carolina, in Plat Book 21 at Page 475, and having such metes and bounds as will be shown by reference to said Plat. The metes and bounds as shown on said Plat are incorporated herein by reference."

Said piece, parcel or lot of land being a portion of the lands conveyed to Carolina Coastal Properties, Inc. by deed recorded in the Office of the Clerk of Court for Jasper County, South Carolina, in Deed Book 141 at Page 299 and Deed Book 141 at Page 301.

This property believed to be Jasper County Tax Map Nos. 094-00-00-051 and 094-00-00-052)

THIS PROPERTY SOLD SUBJECT TO ALL SETBACKS, EASEMENTS, CONDITIONS, RESERVATIONS, DECLARATIONS AND RESTRICTIVE COVENANTS APPEARING OF RECORD INCLUDING THOSE RECORDED IN DEED BOOK 144, PAGE 116; DEED BOOK 143, PAGE 325; DEED BOOK 143, PAGE 321; DEED BOOK 143, PAGE 341; DEED BOOK 143, PAGE 332; MISCELLANEOUS RECORD BOOK 6, PAGE 1125; AND PLAT BOOK 21, PAGE 253 AND PLAT BOOK 21, PAGE 475, IN THE OFFICE OF THE CLERK OF COURT FOR JASPER COUNTY, SOUTH CAROLINA.

DEED BOOK PAGE
1-26-96
DATE
AUDITOR JASPER COUNTY SCS

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION**, a South Carolina Non-Profit Organization, it's Successors or Assigns forever.

And the said **CAROLINA COASTAL PROPERTIES, INC.** does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said **KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION**, a South Carolina Non-Profit Organization, its Successors or Assigns, against itself and its successors and assigns and against every person whomever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, **CAROLINA COASTAL PROPERTIES, INC.** has caused these presents to be executed in its name by William E. Enterkin, its Vice-President, and its corporate seal to be hereto affixed this 5 day of Sept, in the year of our Lord one thousand nine hundred and ninety-six.

Corporate Seal

CAROLINA COASTAL PROPERTIES, INC.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Rosemary M. Taylor
Dell A. [unclear]

By: [Signature]
William E. Enterkin, Its Vice President

The within instrument has been transferred this 26th day of September 1996 at 11⁰⁰ c'clock A M., and recorded in Transfer Book 2 Page 259 in Assessor's Office. Tax Map No. C94-08-00 013 Transfer No. 96-27-117
[Signature]
JASPER COUNTY, S.C.

STATE OF SOUTH CAROLINA)
)
COUNTY OF JASPER)

161 207

PERSONALLY appeared before me, the undersigned witness, and made oath that s/he saw the within named Carolina Coastal Properties, Inc. by William E. Enterkin, its Vice President sign the within-written Deed and the said corporation, by said officer, seal said Deed, and, as its duly authorized act and deed, deliver the same for the uses and purposes therein mentioned and that s/he with Deborah A. Malphus witnessed the execution thereof.

SWORN to before me this 5
day of August, 1996

Dell C. Mize
Notary Public for South Carolina
My Commission Expires: 2-9-2004

Rosemary M. Taylor

paid 10-12-11 CR D. Mag...

161 208 FILED

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161 ... 208-209

THE STATE OF SOUTH CAROLINA)
COUNTY OF JASPER)

QUIT-CLAIM DEED
TO #11

KNOW ALL MEN BY THESE PRESENTS, That We, the said CAROLINA COASTAL PROPERTIES, INC. in consideration of the premises and also in consideration of the sum of Five and 00/100ths (\$5.00) Dollars to us in hand paid at and before the sealing and delivery of these presents by KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION, a South Carolina Non-Profit Organization, P. O. Box 1961, Ridgeland, South Carolina 29936, the receipt whereof is hereby acknowledged, have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION, a South Carolina Non-Profit Organization, its Successors or Assigns forever, in fee simple, the following described property, to-wit:

"All that certain piece, parcel, lot or tract of land, with improvements thereon, situate, lying and being in the County of Jasper, State of South Carolina, being more fully shown and delineated as any and all marshland and wetlands that lie between Lot (#52), Knowles Island Plantation Coastal Council critical line, as shown on Plat of Knowles Island prepared for Coastal Carolina Properties, Inc. by Gasque & Associates, Inc., dated February 6, 1996, and recorded in Plat Book 21, at Page 475 in the Office of the Clerk of Court for Jasper County, South Carolina and the Mean High Water line of the Broad River. This conveyance is intending to convey any and all rights the Grantor herein has to said marshland extending between Lot (#52), Knowles Island Plantation, conveyed on even date by general warranty deed and the mean high water line of the Broad River."

Said piece, parcel, lot or tract of land being a portion of the property conveyed to Carolina Coastal Properties, Inc. by Deed from the Estate of Arthur G. Cope, Jr., by Robert W. Cope, his Personal Representative, dated December 12, 1994, and recorded in Deed Book 141 at Page 299 and Deed Book 141 at Page 301 in the Office of the Clerk of Court for Jasper County, South Carolina.
(TMS: 094-00-00-051 and 094-00-00-052)

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

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION, a South

DEED BOOK PAGE
DATE 2-26-96
AUDITOR JASPER COUNTY SC

Carolina Non-Profit Organization, its Successors or Assigns, forever so that neither we the said CAROLINA COASTAL PROPERTIES, INC. nor our Successors or assigns, nor any other person or persons, claiming under us or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

WITNESS our Hand and Seal this 3 day of August, in the year of our Lord one thousand nine hundred ninety-six.

Signed, Sealed and Delivered

CAROLINA COASTAL PROPERTIES, INC.

in the presence of

Rosemary M. Taylor
Deborah A. Malphrus

William E. Enterkin, Jr.
By: WILLIAM E. ENTERKIN,
its Vice President

STATE OF SOUTH CAROLINA)
COUNTY OF JASPER)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within-named CAROLINA COASTAL PROPERTIES, INC., by William E. Enterkin, its Vice President, sign, seal, and as its act and deed, deliver the within-written Deed; and that s/he with Deborah A. Malphrus witnessed the execution thereof.

SWORN to before me this 3 day of August, 1996)

Deborah A. Malphrus
Notary Public for South Carolina)
My Commission Expires: 2-9-2004)

Rosemary M. Taylor
Witness

The within instrument has been transferred this 26th day of September 1996 at 11⁰⁰ c'clock PM M., and recorded in Transfer Book 2 Page 259 in Assessor's Office. Tax Map No. 01408-00-013 Transfer No. 96-27-718
Jeffrey P. Clark
JASPER COUNTY, S.C.

paid to ... 7578

161 2 0

FILED

161 2 10 215

DEED BY CORPORATION

10 PM 2: 12

STATE OF SOUTH CAROLINA)
COUNTY OF JASPER)

KNOW ALL MEN BY THESE PRESENTS, that

CAROLINA COASTAL PROPERTIES INC., A corporation existing under the laws of the State of South Carolina in consideration of the sum of Five and 00/100ths (\$5.00) to it in hand paid by KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION, a South Carolina Non-Profit Corporation, P. O. Box 1961, Ridgeland, South Carolina 29936, in the State aforesaid, County of Jasper, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION, a South Carolina Non-Profit Organization, its Successors or Assigns forever, the following described property, to-wit:

"All those certain roads, lanes and drives of Knowles Island Plantation being designated as "Broad View Drive", "Pilot Point Road", "Cope Point Lane" and "West Branch Road", as shown on that certain Plat prepared by Gasque & Associates, dated February 6, 1996, and recorded in the Office of the Clerk of Court for Jasper County, South Carolina, in Plat Book 21 at Page 475. Said roads, lanes and drives having such metes, bounds and distances as will be shown by reference to the aforementioned plat. The roads, lanes and drives as shown on the aforementioned plat are incorporated herein by reference."

Said roads, lanes and drives being a portion of the property conveyed to Carolina Coastal Properties, Inc. by deed recorded in the Office of the Clerk of Court for Jasper County, South Carolina in Deed Book 141 at Page 299 and Deed Book 141 at Page 301.

THIS PROPERTY CONVEYED SUBJECT TO ALL SETBACKS, EASEMENTS, CONDITIONS, RESERVATIONS, DECLARATIONS AND RESTRICTIVE COVENANTS APPEARING OF RECORD INCLUDING THOSE RECORDED IN DEED BOOK 144 PAGE 116; DEED BOOK 143 PAGE 325; DEED BOOK 143 PAGE 321; DEED BOOK 143 PAGE 341; DEED BOOK 143 AT PAGE 332; MISCELLANEOUS RECORD BOOK 6 PAGE 1125; AND PLAT BOOK 21 AT PAGE 253 AND PLAT BOOK 21 AT PAGE 475, IN THE OFFICE OF THE CLERK OF COURT FOR JASPER COUNTY, SOUTH CAROLINA.

DEED BOOK PAGE
DATE 2-26-96
AUDITOR JASPER

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION**, a South Carolina Non-Profit Organization, its Successors or Assigns forever.

And the said **CAROLINA COASTAL PROPERTIES, INC.** does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said **KNOWLES ISLAND PLANTATION HOME OWNERS ASSOCIATION**, a South Carolina Non-Profit Organization, its Successors or Assigns, against itself and its successors and assigns and against every person whomever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, CAROLINA COASTAL PROPERTIES, INC. has caused these presents to be executed in its name by William E. Enterkin, Sr., its Vice-President, and its corporate seal to be hereto affixed this 5 day of August, in the year of our Lord one thousand nine hundred and ninety-six.

Corporate Seal

CAROLINA COASTAL PROPERTIES, INC.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Rosemary M. Taylor
Dell R. M. P.

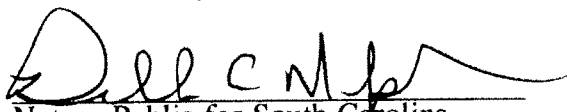
By: William E. Enterkin, Sr.
William E. Enterkin, Sr., Its Vice President

The within instrument has been transferred this 26th day of September 1996 at 11:00 c'clock A M., and recorded in Transfer Book 2 Page 259 in Assessor's Office. Tax Map No. 09400000-057 Transfer No. 96-27-719
Jeffrey P. Clark
JASPER COUNTY, S.C.

STATE OF SOUTH CAROLINA)
)
COUNTY OF JASPER)

161 212

PERSONALLY appeared before me, the undersigned witness, and made oath that s/he saw the within named Carolina Coastal Properties, Inc. by William E. Enterkin, Sr., its Vice President sign the within-written Deed and the said corporation, by said officer, seal said Deed, and, as its duly authorized act and deed, deliver the same for the uses and purposes therein mentioned and that s/he with Deborah A. Malphrus witnessed the execution thereof.

SWORN to before me this 5
day of August, 1996)
)
Notary Public for South Carolina)
My Commission Expires: 2-9-2004)

