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Form No. 106—Title to Real Estate by a Corporation

587800

Revised 1972

692

**The State of South Carolina.**

COUNTY OF BEAUFORT

YOUR TAX NOTICE WILL BE SENT TO YOU BY THE ADDRESS LISTED BELOW. IF YOUR CURRENT ADDRESS IS DIFFERENT FROM THE ADDRESS LISTED BELOW, PLEASE NOTIFY THE BEAUFORT COUNTY TAX DISTRICT, POST OFFICE BOX 270, SEABROOK, SOUTH CAROLINA 29940.

BEAUFORT COUNTY TAX DISTRICT  
POST OFFICE BOX 270  
SEABROOK, SOUTH CAROLINA 29940

**KNOW ALL MEN BY THESE PRESENTS, That**

Seabrook Point Property Owners Association, Inc.

BEAUFORT COUNTY, SC

REVENUE STAMPS COLLECTED

STATE SC COUNTY BE

Real Estate Transfer Fee Collected

\$ 0

in the State aforesaid,

for and

in consideration of the sum of

Ten and 00/100 (\$10.00)

Dollars

to it in hand paid at and before the sealing of these presents, by The Seabrook Point Special Tax District, Post Office Box 270, Seabrook, SC 29940 in the State aforesaid, (the receipt whereof is hereby acknowledged)

have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, un-

to the said The Seabrook Point Special Tax District, its successors and assigns, the following described real property, to-wit:

PROPERTY DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

BEAUFORT COUNTY TAX MAP REFERENCE

Dist.	Map	Submap	Parcel	Block
540	14	A	96	
			97	

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 The Seabrook Point Special Tax District, its successors ~~heirs~~ and Assigns forever

Seabrook Point Property Owners Association, Inc. does hereby bind itself

and its successors, to warrant and forever defend all and singular the said premises unto the said The Seabrook Point Special Tax District, its successors ~~heirs~~ and Assigns, against itself and its successors whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF Seabrook Point Property Owners Association, Inc. has caused these presents to be executed in its name by Daniel A. Langford its President and by George T. Laney, Jr. its Secretary (Insert name of Sec. or Treas.) and its corporate seal to be hereto affixed this 28 day of December in the year of our Lord one thousand nine hundred and ninety-five, and in the two hundred and twentieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered } in Presence of

[Signature] Witness

[Signature] Witness

Seabrook Point Property Owners Association, Inc. (Seal)

By [Signature] Daniel A. Langford President

[Signature] George T. Laney, Jr. Sec. or Treas.

The State of South Carolina,

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County of Beaufort

PERSONALLY appeared before me Robin G. Smith  
(Insert name of Witness)  
 who, on oath, says that he saw the within named Seabrook Point Property Owners  
 Association, Inc. (Insert name of Corporation)  
 by Daniel A. Langford (Insert name of President or Vice-President) its  
 President sign the within Deed, and George T. Laney, Jr. (Insert Sec. or Treas.) its  
 Secretary attest the same, and the said Corporation, by said officers, seal  
 said Deed, and, as its act and deed, deliver the same, and that he with Marvin H. Dukes  
(Insert name of other Witness)  
 witnessed the execution thereof.

*Robin G. Smith*  
 \_\_\_\_\_  
 (Witness)

SWORN to before me, this 28th day of December A. D. 19 95

*Marvin H. Dukes* (Seal)  
 \_\_\_\_\_  
 Notary Public, S. C.  
 My Commission Expires: 2/7/99

EXHIBIT "A"

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ALL those certain pieces of land, situate, lying and being in Beaufort County, South Carolina being in Seabrook Point Subdivision and being designated as the fifty (50') feet in width roads and right of way on those certain plats prepared by R. D. Trogdon, Jr., R.L.S., dated December 20, 1973, which plat is recorded in the RMC Office of Beaufort County, South Carolina in Plat Book 23 at Page 18, dated February 9, 1979, and revised in March 29, 1979, which plat is recorded in the RMC Office of Beaufort County, South Carolina in Plat Book 27 at Page 172, dated December 15, 1978, which plat is recorded in the RMC Office of Beaufort County, South Carolina in Plat Book 27 at Page 160, and dated May 19, 1986, and revised on October 29, 1987, and June 16, 1988, which plat is recorded in the RMC Office of Beaufort County, South Carolina in Plat Book 35 at Page 277.

This conveyance is made by the Grantors and accepted by the Grantee subject to a power line easement to S.C. Electric and Gas Company which is shown on the above referred to plat.

And Also: The drainage ditches and drainage easements in Seabrook Point Subdivision shown on those plats prepared by R. D. Trogdon, Jr., R.L.S., recorded in the RMC Office of Beaufort County, South Carolina in Plat Book 23 at Page 18, Plat Book 27 at Page 160, and Plat Book 35 at Page 277.

And Also: ALL those certain pieces, parcels or lots of land, situate, lying and being in Beaufort County, South Carolina in Seabrook Point Subdivision, and being a portion of Section 2, containing 0.10 acres and 0.20 acres, respectively, being described as follows: (as to 0.10 acre tract) Commencing at an iron pin located at the Northeastern corner of Lot 31, Seabrook Point Subdivision, thence S79°07'15"E for a distance of 29.96 feet to an iron pin, being the point of beginning, thence S79°07'15"E along the Southern right of way of a fifty feet in width road (being the entrance road into Seabrook Point Subdivision) for a distance of 229.96 feet to a concrete marker; thence S55°52'45"W for a distance of 35.36 feet to an iron pin; thence N79°07'15"W for a distance of 150.0 feet to an iron pin; thence N34°07'15"W for a distance of 35.36 feet to an iron pin being the point of beginning. (As to 0.20 acre tract) Commencing at an iron pin on the Northern right of way of a fifty feet in width road (being the entrance road into Seabrook Point Subdivision) thence N79°07'15"W for a distance of 223.51' along the northern right of way to a point, thence N79°03'20"W for a distance of 69.98 feet along the northern right of way to a concrete marker;

thence a radius distance 107.67 feet, bearing N58°34'41"W, to a concrete marker; thence along the eastern right of way of Seabrook Point Court N52°08'24"E for a distance of 25.0 feet to an iron pin; thence a radius distance of 82.67 feet, bearing S58°23'35"E to an iron pin; thence S79°03'20"E for a distance of 70.78 feet to an iron pin; thence S79°07'15"E for a distance of 198.44 feet to an iron pin; thence S34°07'15"E for a distance of 35.36 feet to an iron pin, being the point of beginning. For a more complete description of the tracts containing 0.10 acres and 0.20 acres, reference is made to a plat prepared by Michael A. Mack, P.L.S., dated April 26, 1993, and revised May 12, 1993, entitled "Boundary Survey of 2.92 Acre Open Space, Seabrook Point Sect. Two".

100-14A-97 & 98 & 95 & 96

This being the same property conveyed to the within Grantor by Deeds from Claude E. McLeod, Jr., Hope M. Cappelmann, Anne M. Poulnot and South Carolina National Bank, Trustee, for Jesse M. Kidder and George McLeod, and W. H. McLeod, Jr., all recorded in the RMC Office for Beaufort County, South Carolina, in Deed Book 697 at Page 1426, 697 at Page 1431, and 735 at Page 2366.

The within Deed prepared by Marvin H. Dukes of Dukes, Williams, Infinger & Meeks, P.A., 1105 Bay Street, Beaufort, South Carolina.

The State of South Carolina,

TO

TITLE TO REAL ESTATE

Filed this day of A. D. 19 at o'clock, M., and recorded Vol. Page Fee, \$

Register Mesne Conveyance. County, S. C.

Recorded this day of 19 in page Fee, \$

Auditor County.

RECORDED THIS 30th DAY OF January 1996 IN BOOK PAGE 19

FOLDER # 827 PG 692

23667 Dukes 1/11/96

AUDITOR, BEAUFORT COUNTY, S.C.