

201600067975
ANDERSON AND BROWN,LLC
POST OFFICE BOX 576
HAMPTON SC 29924

201600067975 EXEMPT
Filed for Record in
COLLETON COUNTY SC
DEBORAH H GUSLER
12-28-2016 At 02:42 pm.
DEED 15.00
OR Volume 2493 Page 292 - 300

This Deed was prepared by:

Anderson & Brown, LLC
807 1st Street West
Hampton, SC 29924
803.943.2483
Our File # 16-10891

Grantee's Address: PO Box 457
Hampton, SC 29924

Space above this line for recording information only

This Deed is being executed in duplicate originals to facilitate recording in Hampton and Colleton Counties.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HAMPTON)
AND COLLETON)

TITLE TO REAL ESTATE
(General Warranty Deed)

KNOW ALL MEN BY THESE PRESENTS, That **RICHARD ALEXANDER MURDAUGH, SR.**, hereinafter referred to as GRANTOR, in the State aforesaid, County aforesaid, in consideration of the sum of FIVE AND NO/100 (\$5.00) DOLLARS AND LOVE AND AFFECTION, to him/her/them/it paid at and before the sealing of these presents by **MARGARET B. MURDAUGH**, hereinafter referred to as GRANTEE, in the State aforesaid, (the receipt of which is hereby acknowledged), has/have granted, bargained, sold and released, and by these presents do/does grant, bargain, sell and release, subject to all easements, covenants, conditions, and restrictions of record and subject to any easements, covenants, conditions, and restrictions contained within this instrument, unto the said GRANTEE, his/her/its/their Heirs and Assigns, forever, in fee simple, the following described property:

TRACT I - HOOKER TRACT

ALL that piece, parcel or tract of land situate, lying and being near Moselle, in the County of Colleton, State of South Carolina, measuring and containing One Hundred Twenty-Eight and seventy-eight hundredths (128.78) acres, more or less, as shown by a plat by William C. Boineau, RLS, dated January 25, 1987, and recorded in Plat Book 25 at Page 166 in the Office of the Clerk of Court for Colleton County, SC. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

123-00-00-033 122-00-00-009
122-00-00-005 123-00-00-002
122-00-00-008 123-00-00-037
105-00-00-013 122-00-00-003

TMS: 123-00-00-033 (Colleton County)

TMS _____
DATE 1-20-2017
THOMAS W. HILL B/C
ASSESSOR COLLETON COUNTY

TRACT II – LIGHTSEY TRACT

ALL that certain piece, parcel or tract of land, lying, being and situate in Colleton and Hampton County, South Carolina containing a gross acreage of Two Hundred and Sixty-Six (266) acres, more or less, Twenty-six (26) acres, more or less, lying in Colleton County and Two Hundred and Forty (240) acres, more or less, lying in Hampton County of which Seven (7) acres, more or less, is encumbered by a railroad right of way which traverses the property. The said property is more particularly shown on a plat of survey prepared for the late Jacob A. Lightsey by Howard Wiswall, Jr., C. E. dated April 1911. According to said survey this tract bounds as follows: On the Northwest by lands now or formerly of W. F. Lightsey and R. B. Herndon; On the Northeast by lands now or formerly of J. H. Varn; On the Southeast by the lands now or formerly of E. C. Mew and J. T. Mears; and on the Southwest by land now or formerly of Ms. J. R. Cope. For more metes and bounds description reference may be had to the above referenced survey which is recorded in Deed book 17D at Page 426A on the records of Hampton County, South Carolina. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

LESS AND EXCEPTING: 0.484 acre, more or less, conveyed to SCDOT by deed recorded September 3, 2003 in the office of the Register of Deeds for Colleton County, SC in Deed Book 1028 page 128.

TMS: 122-00-00-005 (Colleton County) TMS: 146-00-00-003 (Hampton County)

TRACT III – WALDBURG/UPCHURCH TRACT

ALL that piece, parcel or tract of land lying, being and situate near the Town of Mosselle, County of Colleton, State of South Carolina, and more particularly shown and delineated as a tract of land lying on the west side of South Carolina Highway S-15-38 containing 85.086 acres on that certain plat of property of the Johannes Waldburg Trust/SC to be conveyed to Sustainable Forests, LLC, prepared by Roy L. Green , PLS, dated June 14, 1999, and recorded in June 22, 1999, in the office of the Clerk of Court for Colleton County in Plat Book 665 at Page 6. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

TMS: 122-00-00-008 (Colleton County)

TRACT IV –FENDER TRACT

All that certain piece, parcel, or tract of land, situate, lying and being in Hampton County and Colleton County, South Carolina, located in the Big Salkehatchie River Basin consisting of One Hundred Eighty-nine and One-fourth (189 1/4) acres, more or less, bounded on the North by

lands now or formerly of Gabriel Varn; on the East by lands now or formerly of R. B. Herndon; on the South by lands now or formerly of A. C. Varn; and on the west by lands now or formerly of Henry Miley.

TMS# 146-00-00-002 (Hampton County); TMS# 105-00-00-013 (Colleton County)

This property is conveyed subject to that certain Declaration of Restrictive Covenant recorded November 3, 2005 in the Clerk of Court for Colleton County, South Carolina in Book 1139 at Page 163 and re-recorded on December 19, 2005 in Book 1145 at Page 49 and in Hampton County in Deed Book 306 at Page 336 and re-recorded in Deed Book 308 at Page 205.

Tracts I – IV are the same property conveyed to Richard Alexander Murdaugh, Sr. by deed of J. M. Boulware dated April 15, 2013 and recorded April 17, 2013 in the office of the Register of Deeds for Colleton County, SC in Deed Book 2111 at page 241 and recorded April 17, 2013 in the office of the Clerk of Court for Hampton County, SC in Deed Book 394 at page 335.

TRACT V – SMOAK TRACT

All that certain piece, parcel or tract of land situate, lying and being in Ashton School District, Colleton County, South Carolina containing 21.62 acres, more or less, as shown on a plat prepared for William M. Bailey by Thomas Gordon McLeod, RLS 8611 dated April 28, 1988 and recorded in the office of the Register of Deeds for Colleton County, SC in Plat Book 26 at page 30. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

ALSO: All that piece, parcel or tract of land, situate, lying and being 4.5 miles northwest of the community of Islandton in the County of Colleton, State of South Carolina designated as Tract B containing 10.00 acres, more or less, as shown on a plat by Thomas Gordon McLeod, R.L.S. #8611, dated October 27, 1987, and recorded in the office of the Register of Deeds for Colleton County, SC in Plat Book 27 at page 390. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

LESS AND EXCEPTING FROM THE ABOVE TRACTS: All that certain piece, parcel, or tract of land, together with all improvements thereon, situate, lying and being northwest of the Town of Islandton, County of Colleton, State of South Carolina containing 9.990 acres, more or less, as shown on a plat by C. Lawton Maner, RLS #8370 dated March 14-24, 2008 and recorded in the office of the Register of Deeds for Colleton County, South Carolina in Plat Book 789 at page 10. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes, and bounds, reference is made to the plat.

All combined as TMS# 122-00-00-009

This is the same property conveyed to Richard Alexander Murdaugh, Sr. by deed of Barrett T.

Boulware dated April 15, 2013 and recorded April 17, 2013 in the office of the Register of Deeds for Colleton County, SC in Deed Book 2111 at page 237.

TRACT VI – HOME TRACT

ALL that certain piece, parcel or tract of land, with buildings and improvements thereon containing 176 acres, more or less, situate, lying and being in Ashton School District, Colleton County, South Carolina, said tract being bounded, now or formerly as follows: on the Northeast by State Road S-15-38 (Moselle Road); on the Southeast by lands of David Lamar Godley (TMS 139-00-00-002); on the Southwest by lands of J. M. Boulware (TMS 122-00-00-003), and on the Northwest by lands of Barrett T. Boulware (TMS# 122-00-00-009).

TMS# 123-00-00-002

ALSO: ALL that certain piece, parcel or tract of land, with buildings and improvements thereon containing 16.5 acres, more or less, situate lying and being in Ashton School District, Colleton County, South Carolina, said tract being bounded, now or formerly, as follows: on the Northeast by lands of William E. and Faber C. Mears (TMS 122-00-00-004); on the Southeast by State Road S-15-27 (Cross Swamp Road); on the Southwest by State Road S-15-38 (Moselle Road); and on the Northwest by lands of Willard E. and Faber C. Mears (TMS 122-00-00-004).

TMS# 123-00-00-037

This is the same property conveyed to Richard Alexander Murdaugh, Sr. by deed of J. M. Boulware dated April 15, 2013 and recorded April 17, 2013 in the office of the Register of Deeds for Colleton County, SC in Deed Book 2111 at page 246.

TRACT VII – THE SWAMP TRACT

SWAMP TRACT 1: The W. E. Mears tract, situate in the Counties of Colleton and Hampton, State of South Carolina, containing forty-two and one half (42.5) acres, more or less; bounded on the North by highland now or formerly of W. E. Mears; on the East by lands now or formerly of W. E. Mears; on the South by lands now or formerly of H. W. Duboise; and on the West by lands now or formerly of J. F. Gooding.

ALSO, the W. E. Mears tract, situate in the Counties of Colleton and Hampton, State of South Carolina, containing eleven (11) acres, more or less, according to a plat of survey of same made by J. H. Varn and W. H. Miley, Surveyors, in March 1903 and bounded on the Northeast by lands now or formerly of W. E. Mears; on the Northwest by lands now or formerly of F. A. Crosby; on the Southwest and East by lands now or formerly of D. A. Blodgett.

LESS AND EXCEPTING:

All that certain piece, parcel or tract of land containing, Thirty-Three and One Tenth

(33.1) Acres, more or less, situate, lying and being in the County of Colleton, State of South Carolina, and being bounded, now or formerly as follows: On the Northeast by lands of Hannah Capers, et al, and lands of Helena K. Godley as Successor Trustee of E. K. Godley RLT, et al; On the Southeast by lands of Willis L. Kinard; on the Southwest by Salkehatchie River; and on the Northwest by lands of Helena K. Godley and Paul Alexy, III, conveyed to Helena K. Godley by Deed recorded in Deed Book 831 at Page 326 in the Office of the Clerk of Court for Colleton County, South Carolina.

SWAMP TRACT 2: All that certain piece, parcel or tract of land, situate, lying and being in the Counties of Colleton and Hampton, State of South Carolina, containing fifty-seven (57) acres, more or less, and bounded on the Northeast by the upland portion of the tract herby conveyed, a blazed line on the outer edge of swamp being the line; on the Southeast by lands now or formerly of F. A. Crosby; on the Southwest by lands now or formerly of J. F. Gooding and lands now or formerly of W. M. E. Campbell; according to a survey of same made by Howard Wiswall, Jr., C. E.; together with the rights of way upon and across contiguous lands owned now or formerly of J. F. Rentz, for ingress and egress at any and all times, for men, teams, etc., with the right to build, construct, maintain and operate tramways and cartways upon and across said lands; being the same tract of land conveyed to Big Salkehatchie Cypress Company by J. F. Rentz by deed dated June 6, 1911, recorded in the Office of the Clerk of Court for Hampton on June 20, 1911, in Deed Book "20-D" at page 455' and recorded in the Office of the Clerk of Court for Colleton County on June 13, 1911 in Deed Book "37" at Page 270.

SWAMP TRACT 3: ALL that certain piece, parcel or tract of land situate in the Counties of Colleton and Hampton, State of South Carolina, containing on hundred eighty-eight and one-half (188.5) acres, more or less, being bounded and described as follows: North by lands formerly of J. C. Rich; East by the upland of W. M. E. Campbell; South by lands formerly of Jacob F. Rentz and lands now or formerly of C. A. Gray; and West by lands now or formerly of C. A. Gray. For a more accurate description of said property reference is craved to a plat made by J. L. M. Irby, Jr., C. E. dated the first day of October, 1913 being the tract conveyed to Big Salkehatchie Cypress Company by W. M. E. Campbell by deed dated October 9, 1913, recorded in the Office of the Clerk of Court for Colleton County on October 11, 1913, in Book of Deeds "38" at Page 250, less a 38 1/2 acre tract of land described in that certain deed of Big Salkehatchie Cypress Company to W. M. E. Campbell dated October 9, 1913, recorded in the Office of the Clerk of Court for Colleton County on October 11, 1913, in Book "39" at Page 245;

SAVING AND LESS AND EXCEPTING

All that certain piece, parcel, or tract of land, containing Seventy-Three (73) acres, more or less, situate, lying, and being in the County of Colleton, State of South Carolina, and being bounded, now or formerly, as follows: On the Northeast by lands of Nell L. Laffitte and Margaret L. MacMillan, Trustees N. Lightsey on the Southeast, Northeast, and Northwest by lands of Courtland M. Rizer, Jr.; on the Northeast and Southeast by lands of Helena K. Godley; on the Southwest by the Salkehatchie River; and on the Northwest by other lands of the Lombard Partnership, conveyed to Helena K. Godley by

Deed recorded in Deed Book 831 at Page 326 in the Office of the Clerk of Court for Colleton County, South Carolina.

SWAMP TRACT 4: The J. C. Rich tract, situate in the Counties of Colleton and Hampton, State of South Carolina, containing ninety-eight (98) acres, more or less; bounded on the North by lands formerly conveyed to Delois A. Blodgett by H. F. Gowan, Trustee; East by lands now or formerly of A. S. Varn; South by lands now or formerly of J. C. Rich; and on the West by lands now or formerly of Mrs. Gray and Cope lands.

SWAMP TRACT 5: The H. F. Gowan, Trustee, tract, situate in the Counties of Colleton and Hampton, State of South Carolina, containing two hundred and seventy-three and three-fourth ($273 \frac{3}{4}$) acres, more or less, the same being a part of a plantation or tract of land conveyed to H. F. Gowan in a trust by Dr. J. C. Rich on the 17th day of July, 1888, bounded North by lands now or formerly of J. T. Mears; on the East by lands now or formerly of J. C. Rich; on the South by lands now or formerly of J. C. Rich; on the West by lands now or formerly of Mr. Gray, J. C. Rich and Cope lands.

SWAMP TRACT 6: All that piece, parcel or tract of land, situate, lying and being in the Counties of Colleton and Hampton, State of South Carolina, containing two hundred and thirty-two and three-fourths ($232 \frac{3}{4}$) acres, more or less, and bounded on the Northeast by lands now or formerly of Christian M. Mears, formerly of J. T. Mears; on the Southeast by lands now or formerly of the Estate of J. C. Rich, formerly of Dr. J. C. Rich on the Southwest by lands now or formerly of Ezekial Stokes; and on the Northwest by lands now or formerly of Dr. A. C. Varn; and being the same property conveyed by C. M. Mears to the Big Salkehatchie Cypress Company by deed dated May 25, 1917, and recorded in the Office of the Clerk of Court for Colleton County on the 11th day of June 1917, in Deed Book 44 at Page 213.

SWAMP TRACT 7: All that certain piece, parcel or tract of land situate in the County of Hampton, State of South Carolina, containing seventy-one (71) acres, more or less, and bounded on the Northeast by lands now or formerly of J. T. Mears; Southeast by lands now or formerly of W. O. Thompson Southwest by uplands now or formerly of E. C. Mew; and on the Northwest by lands now or formerly of Jacob A. Lightsey. For a more full and accurate description of said property reference may be had to plat of survey of same made by H. Wiswall, J., C. E., dated April 26, 1911; being the same property conveyed to Big Salkehatchie Cypress Company by E. C. Mew by deed dated June 6, 1911, recorded in the Office of the Clerk of Court for Hampton County in June 12, 1911, in Deed Book 30-D at Page 450.

SWAMP TRACT 8: All the certain piece, parcel, or tract of land containing Twenty-Nine (29) acres, more or less, situate, lying and being in Hampton County, South Carolina, and being bounded, now or formerly, as follows: On the Northeast by the Salkehatchie River; On the Southeast by lands of the Lombard Partnership; On the Southwest by lands of Tuten; and on the Northwest by lands of the Lombard Partnership; This tract being shown as the southwesterly most portion of a Two Hundred Forty-Eight (248) acre tract (the portion lying Southwest of the main run of the Salkehatchie Swamp) on a plat prepared by W. H. Miley dated June 29, 1938,

and recorded July 6, 1938 in Plat Book 3 at Page 33 in the Office of the Clerk of Court for Colleton County, South Carolina.

This is the same property conveyed to Richard Alexander Murdaugh, Sr. by deed of Barrett T. Boulware recorded September 14, 2014 in the office of the Clerk of Court for Hampton County, SC in Deed Book 410 page 330 and recorded October 6, 2014 in the office of the Register of Deeds for Colleton County, SC in Deed Book 2261 page 131.

TMS: 122-00-00-003 (Colleton County)
TMS: 146-00-00-004 (Hampton County)

It is the intention of the parties that the property mortgaged include all of the property encompassed by the above referenced tax map numbers, whether specifically described herein or not.

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, subject to all easements, covenants, conditions, and restrictions of record and subject to any easements, covenants, conditions, and restrictions contained within this instrument, unto the said GRANTEE, his/her/its/their Heirs and Assigns, forever, in fee simple.

AND GRANTOR do/does hereby bind himself/herself/itself/themselves and his/her/its/their Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said GRANTEE, as hereinabove provided against himself/herself/itself/themselves and his/her/its/their Heirs and any person or persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Any reference in this instrument to the singular shall include the plural, vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the Gender of the Grantee.

IN WITNESS whereof the Grantor has set his/her/its/their hand and seal this 20th day of

December in the Year of our Lord two thousand and sixteen.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1

[Signature]

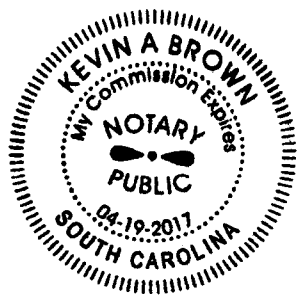
Richard Alexander Murdaugh, Sr.

[Signature]
Witness #2/Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF HAMPTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 20th day of December, 2016 by
RICHARD ALEXANDER MURDAUGH, SR..



[Signature]
Notary Public of South Carolina
My Commission Expires: 4-19-17

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at acreage off of Moselle Road, Islandton, SC , bearing Colleton County Tax Map Number 122-00-00-005, 122-00-00-008, 105-00-00-013, 122-00-00-009, 123-00-00-002, 123-00-00-037, 122-00-00-003, was transferred by Richard Alexander Murdaugh, Sr. to Margaret B. Murdaugh on December 20, 2016.

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): 1

4. Check one of the following if either item 3(a) or item 3(b) above has been checked:

- (a) [] The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00.
(b) [] The fee is computed on the fair market value of the realty which is \$ _____.
(c) [] The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.

5. Check Yes [] or No [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: \$ 0.00
(b) Place the amount listed in item 5 above here: \$ 0.00
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00

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

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

Sworn to before me this 20th day of December, 2016. Responsible Person connected with the Transaction

Richard Alexander Murdaugh, Sr.

Notary Public for South Carolina
My Commission Expires: 4/19/2017

