

Tax Map:

354-08-00-549

354-08-00-551

354-08-00-553 TO

354-08-00-559

354-08-00-562

Date: 07/29/2019

BK: RB 2762

PG: 60 - 63

QUATTLEBAUM LAW FIRM, L.L.C.
222 N. PARLER AVENUE
ST GEORGE SC 29477DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

THOMAS W. HILL - BLB

STATE OF SOUTH CAROLINA)

COUNTY OF COLLETON)

PORTION OF CONTRACT 22-41309327

GENERAL WARRANTY DEED

TITLE NOT EXAMINED

THIS DEED, made this 8th day of July, 2019, by and among **Laura J. Snipes, Trustee of The Snipes Living Trust, dated October 18, 2004, Grantor(s)** and **Laura J. Snipes, Trustee of The Snipes Living Trust, dated October 18, 2004, Grantee(s)**, whose address is 1728 Chandler Road NE, Conyers, GA 30012.

WITNESSETH:

That Grantor(s) in consideration of **Five and 00/100 (\$5.00) Dollars** to them paid by each of the Grantee(s), the receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell and convey unto each of the Grantee(s), their heirs, devisees, successors and assigns, the following described property:

A **1,000,000/236,645,000** undivided fee simple absolute Vacation Ownership Interest (the "Designated VOI") in **Designated VOI Units numbered 5, 7, 9, 10, 11, 12, 13, 14, 15, and 20** as tenants in common with the other Designated VOI owners of said Designated VOI Units, in **King Cotton Villas Horizontal Property Regime** (the "Condominium") created by, defined and described in "*Declaration of Vacation Plan for King Cotton Villas Vacation Ownership Plan*" dated November 3, 2008, recorded November 20, 2008 in the Office of the Register of Deeds for Colleton County, South Carolina (the "Register of Deeds") in Deed Book 1704, Page 182 (the "Timeshare Declaration"), LESS AND EXCEPT all oil, gas, and mineral rights. Capitalized or block terms used herein shall have those meanings ascribed to them in the Timeshare Declaration and the Master Deed.

The Property described above is an Annual Ownership Interest and such Annual Ownership Interest has been allocated 1,000,000 Points for use by the Grantee(s) each year.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration as well as (i) "*Master Deed of King Cotton Villas Horizontal Property Regime*", dated August 22, 2006 and recorded August 22, 2006 in Deed Book 1403, Page 211 et seq., as has been amended by "*First Amendment to master Deed of King Cotton Villas Horizontal Property Regime*", dated May 31, 2007 and recorded June 5, 2007 in Deed Book 1517, Page 44 et seq., (the "Condominium Deed"), (ii) any exhibit attached to such Condominium Deed, (collectively, the "Exhibits"), (iii) any plans and plats attached to such Condominium Deed, (collectively, the "Plats") and (iv) any further amendment to the Condominium Deed or either the Exhibits or the Plats, (collectively, the "Amendments"), the Condominium Deed, Exhibits, Plats and Amendments being collectively hereinafter referred as the "Master Deed", all recorded in the Register of



2019004710

DEED
RECORDING FEES
STATE TAX
COUNTY TAX

\$10.00
\$0.00
\$0.00

THE QUATTLEBAUM LAW FIRM, LLC
222 N. PARLER AVENUE
ST. GEORGE, SC 29477

RB BK 2762 PG 60

Deeds and Together With an undivided interest in the Common Elements as described in the said Master Deed.

The above described property is a portion of the property conveyed to the Grantor(s) by deed recorded in Book 2399 at Page 145, Office of the Register of Deeds for Colleton County.

TMS# 354-08-00-549, 551, 553 through 559 and 562

This conveyance is subject to and by accepting this Deed, each Grantee does hereby agree to assume the obligation for payment of a pro rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this Deed each Grantee accepts title subject to and agrees to be bound by and shall honor and abide by all obligations imposed on each Grantee herein and by the following: (1) Conditions, restrictions, limitations, reservations, covenants, easements and other matters of record, if any, which may now affect the aforescribed Designated VOI and the Condominium; (2) the Timeshare Declaration (especially, the Right of First Refusal outlined in 12.9(c) thereof), Master Deed, Condominium Documents, and Vacation Plan Documents; (3) Applicable zoning regulations and ordinances which may now affect the aforescribed Designated VOI and the Condominium; and (4) Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding which may now affect the aforescribed Designated VOI and the Condominium. Moreover, each Grantee understands and agrees that amended Plats may be recorded with the understanding such amended Plats will not diminish or abrogate any ownership interest in the Designated VOI conveyed hereby; (5) RIGHT OF FIRST REFUSAL: If any Grantee desires to sell or allow an encumbrance to be created in his or her VOI, each Grantee must, prior to completing such sale or granting such encumbrance, give Grantor notice thereof and give an opportunity to Grantor to exercise the right of first refusal, as more particularly described in the Declaration of Vacation Plan for King Cotton Villas Vacation Ownership Plan, it being understood that Grantor has no obligation to exercise such right of first refusal or to buy or encumber any VOI; provided, however, that no right of first refusal shall exist with regard to transfer of ownership by will or devise or as a result of a gift or conveyance for nominal consideration (defined to mean less than \$100).

TO HAVE AND TO HOLD unto Grantees and their heirs, executors, administrators, successors and assigns forever; subject however, to the restrictions, easements and other conditions hereinabove contained. Grantor(s) do(es) hereby fully warrant the title to the Designated VOI hereby conveyed and will defend the same against the lawful of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this
8th day of July, 2019.

Signed, Sealed and Delivered
in the presence of:

(2) Sherry A. Barby

(1) Laura J. Snipes, Trustee
Laura J. Snipes, Trustee of The
Snipes Living Trust, dated October
18, 2004

(3) Mary J. White

MARY J WHITE
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 6, 2023

STATE OF GEORGIA

COUNTY OF Newton

I, the undersigned Notary Public for the State of Georgia, do hereby certify that Laura J. Snipes, Trustee of The Snipes Living Trust, dated October 18, 2004 (the person(s) signing the above instrument) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 8th day of July, 2019.

(3) Mary J. White
Notary Public for Georgia
Notary Name Printed: MARY J WHITE
My Commission Expires: NEWTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 6, 2023

STATE OF SOUTH CAROLINA
COUNTY OF COLLETON

) AFFIDAVIT OF CONSIDERATION
)

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

1. I have read the information concerning the new exemption numbers (Senate Bill 564 – June 10, 1997), and I understand this information.
2. The property being transferred bearing COLLETON COUNTY TAX MAP NO. 354-08-00-549, 551, 553 THROUGH 559 AND 354-08-00-562 was transferred by LAURA J. SNIPES, TRUSTEE OF THE SNIPES LIVING TRUST, DATED OCTOBER 18, 2004 TO LAURA J. SNIPES, TRUSTEE OF THE SNIPES LIVING TRUST, DATED OCTOBER 18, 2004 ON July 8, 2019.
3. The deed is NOT EXEMPT from the deed recording fees, and the FAIR MAKET VALUE IS N/A
4. The deed is exempt from the deed recording fee because (use new exemption number and explain reason for exemption):
EXEMPTION# 1 (See new exemption number on enclosed sheet) AND EXPLANATION FOR EXEMPTION. CONSIDERATION BEING LESS THAN \$100
5. As required by code section 12-24-70, I state I am a responsible person who was connected with the transaction as: (X) grantor, () grantee, () attorney, () other (state connection)_____
6. I understand that a person required to furnish this affidavit who willfully furnishes a false for fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than \$1000.00 or imprisoned for more than one year, or both.

Laura J. Snipes, Trustee
Laura J. Snipes, Trustee of The Snipes
Living Trust, dated October 18, 2004

SWORN to before me this
8th DAY OF July, 2019.

Mary J. White
Notary Public for Georgia
My Comm. Expires:

MARY J WHITE
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 6, 2023