

Susan Kessler
Colleton County Register Of Deeds

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has been recorded as permanent record in the archives of the
Office of the Colleton County Register Of Deeds



2026002831	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$2,639.00
COUNTY TAX	\$1,116.50
PRESENTED & RECORDED	
05/26/2026 11:01:56 AM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3578	
PG: 90-95	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

STATE OF SOUTH CAROLINA)
)
COUNTY OF COLLETON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, I, **Linda F. Hayes** (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **One Million Fifteen Thousand (\$1,015,000.00) Dollars** to Grantor at and before the sealing of these presents paid by **John T. Hodges and Arlene Hodges** the receipt of which is hereby acknowledged, have subject to the Restrictions, Exceptions and Limitations as hereinafter set forth, if any, have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said **John T. Hodges and Arlene Hodges**, as joint tenants with rights of survivorship and not as tenants in common, (hereinafter whether singular or plural the "Grantee") their heirs and/or Assigns forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel or tract of land, situated approximately two miles northeasterly of Neyles Crossroads off Road #S-12-99, located in Colleton County, South Carolina, consisting of Parcel "A" originally containing 815.374 acres, more or less, as more particularly shown on a plat by Roy L. Green, P.L.S., dated November 17, 2003, revised January 5, 2004, and recorded in Plat Book 716, Page 4 in the Office of the Register of deeds for Colleton County (the "Plat").

TOGETHER with a commercial transmissible permanent easement appurtenant for ingress/egress, 25 feet in width over the eastern half of the 50 foot road (which half is owned by MeadWestvaco Forestry LLC) which road constitutes a portion of the eastern boundary of Parcel A described above and the eastern boundary of Parcel B shown on the Plat.

FROM WHICH 815.374 ACRE TRACT THE FOLLOWING PARCELS ARE EXCEPTED:

232.311 acres, more or less, conveyed to Gerald Hiott, II by deed of Headwaters Plantation, LLC dated May 18, 2016 and recorded May 20, 2016 with the Colleton County Register of Deeds Office in Record Book 2425, at Page 81.

9.940 acres, more or less, conveyed to Gerald Hiott, II, by deed of Linda F. Hayes, dated October 27, 2026 and recorded on October 25, 2025 in the Office of the Colleton County Register of Deeds in Book 3499 at page 37-41.

Deed Prepared by:
Michael C. Sgobbo, Esquire (w/out the benefit of title examination)
852 Orleans Road
Charleston, SC 29407

CHRIS J. LOUDEN, PC
ATTORNEY AT LAW
PO BOX 253
MONCK'S CORNER, SC 29461

26-05-069

This being a portion of the property conveyed to Linda F. Hayes by Deed of Distribution from the Estate of John David Hayes, Colleton County Probate Court Case # 2021 ES15 00176, dated April 14, 2022 and recorded on May 23, 2022 with the Colleton County Register of Deeds Office in Record Book 3101, at Page 245.

THIS PROPERTY IS CONVEYED SUBJECT TO a Conservation Easement granted to Lowcountry Open Land Trust, Inc. dated December 25, 2005 and recorded December 30, 2005 in the office of the Register of Deeds for Colleton County, South Carolina in Deed Book 1146 at page 139 and to all easements, covenants, and restrictions contained in the deed recorded in Deed Book 1046 at Page 228 in the office of the Register of Deeds for Colleton County, South Carolina.

ALSO conveyed are all of the "Reserved Rights" associated with the subdivided tract being conveyed and that were previously reserved in the Conservation Easement granted to the Lowcountry Open Land Trust, Inc. recorded in Deed Book 1146 at page 139. These reserved rights are subject to the following restrictions and limitations:

1. The Grantees, their heirs and assigns, may construct no more than two (2) **Residential Structures** on the subdivided tract.
2. The total **Impervious Surface** on the subdivided tract shall not exceed a maximum of 43,000.00 square feet.
3. Any boardwalks constructed on the subdivided tract shall be limited to three thousand and three hundred (3300) square feet in the aggregate.
4. Any pond or ponds constructed on the subdivided tract shall not exceed fifty-five (55) acres in the aggregate.
5. Conservation Area. Within this approximately eighty (80) acre wetland area there shall be no **Residential Structures, Agricultural Structures, Agricultural Activities**, nor clearcutting in excess of five (5) acres in the aggregate. **Forest Management Practices** within the Conservation Area shall be outlined in the **Forest Management Plan**. Alteration to topography and hydrology is limited to those alterations necessary for the purposes of permitted habitat restoration [Paragraph 5(M)] and permitted wildlife management activities [Paragraph 5(N)].

TMS#: 197-00-00-019.000

Grantees Mailing Address: 1289 Stone Post Rd.
Charleston SC 29412

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 John T. Hodges and Arlene Hodges, as joint tenants with rights of survivorship and not as tenants in common and their heirs and/or Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantee's Heirs and Assigns against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

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STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

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 is being transferred by: **Linda F. Hayes**
To: **John T. Hodges and Arlene Hodges**
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) ___ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
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 \$1,015,000.00
(b) ___ The fee is computed on the fair market value of the realty, which is n/a
(c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a.
5. Check YES ___ or NO 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 n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$1,015,000.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$1,015,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12 24-70, I state that I am a responsible person who was connected with the transaction as Grantor, Grantee or Legal Representative.
8. Check if Property other than Real Property is being transferred on this Deed:
(a) ___ Mobile Home
(b) ___ Other: _____
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.

May 20, 2026
On: May 21, 2026

Sworn to before me this 20th day
of May, 2026.

Mildred A. Gray
Notary Public for South Carolina
My Commission Expires: 7/18/32
Print Notary Name: Mildred A Gray

[Signature]

Grantor, Grantee, or legal representative
connected with this transaction

