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0298-00-01-005.000
HORGER, BARNWELL & REID, LLP
PO DRAWER 329
ORANGEBURG, SC 29116-0329

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF ORANGEBURG

KNOW ALL MEN BY THESE PRESENTS That I, Lucia W. Shuler n/k/a Lucia W. Shuler Hill, in the State aforesaid, for and in consideration of the sum of Five and no/100 Dollars (\$5.00) to us in hand paid by The Otter Pond Group II, LLC, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said The Otter Pond Group II, LLC, its successors and assigns, the following described real estate:

SEE ATTACHED EXHIBIT "A", LEGAL DESCRIPTION.

0374070

Tax Map No. 0293-00-01-005.000 and 0296-00-00-001.000

0374056

Grantee's Address: The Otter Pond Group II, LLC
2940 Ebenezer Road
Bowman, SC 29018

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 The Otter Pond Group II, LLC, its Successors and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said The Otter Pond Group II, LLC, its Successors and Assigns, against myself and my Heirs and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 29th day of November, in the year of our Lord two thousand and seven, and in the two hundred and thirty-second year of the Sovereignty and Independence of the United States of America.

0293-00-01-005
ENTERED IN THE OFFICE OF ASSESSOR
MAP 0296-00-00-001 PARCEL 001
NOV 10, 2007
ORANGEBURG COUNTY CLERK & CLERK, COUNTY ASSESSOR

FILED Dec 07, 2007 04:46:29 pm
BOOK 01241
PAGE 0075 THRU 0079
INSTRUMENT # 2007005771

FILED
ORANGEBURG
COUNTY
GAIL LANEY
REGISTER
OF DEEDS

Gail Laney
Signature

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Robert S. Milum
Lonia L. Hunt

Lucia W. Shuler (SEAL)
Lucia W. Shuler n/k/a
Lucia W. Shuler Hill

STATE OF SOUTH CAROLINA

COUNTY OF ORANGEBURG

I, Robert F. McCurry, Jr., a notary public for the state and county aforesaid, do hereby certify that Lucia W. Shuler n/k/a Lucia W. Shuler Hill personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 29th day of November, 2007.

Robert S. Milum
Notary Public

My commission expires 7-20-2015

EXHIBIT "A"
Legal Description

A one-sixth (1/6) undivided interest in and to the following described property:

All that certain piece, parcel or tract of land situate, lying and being in School District 32, Orangeburg County, South Carolina, containing one hundred twenty (120) acres, more or less, designated as Tract B on a plat of survey of lands owned by the Whetsell Brothers by James E. Shuler, RLS, dated March 12, 1976 and recorded in the office of the Register of Deeds for Orangeburg County in Plat Book 43 at Page 67, and in the office of the Register of Deeds for Dorchester County in Plat Book 23 at Page 132, and being bounded as follows: On the north by lands of the Holly Hill Lumber Company; on the east by the right-of-way of U.S. Highway I-95; on the south by Tract A-3 on said plat, being conveyed to M. H. Whetsell; and on the west by Tracts A-3 and A-2 on said plat, being conveyed to M. H. Whetsell and to H. A. Whetsell, also known as Hampton A. Whetsell, respectively.

ALSO: A non-exclusive right-of-way thirty (30) feet in width from the I-26 overpass in a northeasterly direction as shown on said plat for ingress and egress to and from Tract B.

TMS NO.: 0293-00-01-005.000 0374070

AND

All that certain piece, parcel or tract of land, situate, lying and being in Cow Castle Township, School District #2, Orangeburg County, South Carolina, containing six (6) acres, more or less, designated as Tract D on the plat above referred to and being bounded as follows: on the north by lands of Holly Hill Lumber Company; on the southeast and east by Tract C on said plat being conveyed to W. O. Whetsell; on the south by Tract C on said plat being conveyed to W. O. Whetsell; on the southwest by Tract C on said plat being conveyed to W. O. Whetsell; and on the northwest by lands of Holly Hill Lumber Company.

ALSO: A non-exclusive right-of-way thirty (30) feet in width from the end of the pavement at the boundary between Tracts C and E-1 on the plat above referred to and following this boundary line in a northeasterly direction to its intersection with the southwestern boundary of Tract F-1, thence, along the right-of-way of the Otter Pond Road as shown on said plat to Tract D for ingress and egress to and from Tract D.

TMS No.: 0296-00-00-001.000 0374050

Being a portion of the property devised to Lucia W. Shuler under the Last Will and Testament of Hampton Alva Whetsell as will more fully appear by reference to that estate filed in the Office of the Probate Court in Estate File 1992ES3800535 and by reference to the Deed of Distribution filed October 18, 1993 in the office of the Register of Deeds for Orangeburg County in Deed Book 596 at Page 975.

STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG

AFFIDAVIT

Date of Transfer of Title
(Closing Date 11/29/2007)**PERSONALLY** appeared before me the undersigned, who being duly sworn, deposes and says:

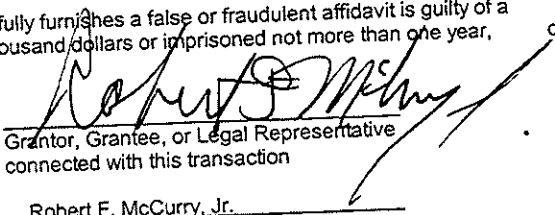
1. I have read the information on this Affidavit and I understand such information.

2. The property is being transferred BY Lucia W. Shuler n/k/a Lucia W. Shuler Hill TO The Otter Pond Group II, LLC ON November 29, 2007.3. The DEED is (check one of the following)
(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 distribution to a trust beneficiary.
(C) X EXEMPT from the deed recording fee because (exemption# 8 - transfer to LLC as capital contribution)
(Explanation if required)
(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 \$ _____.
(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 _____ 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) _____ the amount listed in item 4 above
(B) _____ the amount listed in item 5 above (no amount place zero)
(C) _____ Subtract Line 6(b) from Line 6(a) and place the result.7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney8. Check if Property other than Real Property is being transferred on this Deed.
(A) _____ Mobile Home
(B) _____ Other9. DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____, deceased.
CASE NUMBER _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina: that (s)he has prepared the Deed of Distribution for the Personal Rep., in the Estate of _____, deceased and that the grantee(s) therein are correct and confirm to the estate file for the above named decedent.

10. I understand that a person required to furnish this affidavit who wilfully 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 7th
day of Dec, 2007
John L. Hunt
Notary Public for South Carolina
My Commission Expires: 4-6-2014
Grantor, Grantee, or Legal Representative
connected with this transactionRobert F. McCurry, Jr.
Print or Type Name here

Exemptions

Exempted from the fee imposed by this article are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to the State, its agencies and departments, and its political subdivisions, including school districts;
- (3) otherwise exempted under the laws and Constitution of the United States or the laws or of Constitution of South Carolina;;
- (4) transferring realty whereby no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A) of the South Carolina Code of Laws. This exemption will exempt transfers to a spouse and most transfers that are the result of a divorce;
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39 of the South Carolina Code of Laws;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner or trust beneficiary of the entity, provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A 'Family Partnership' is a partnership whose partners are all members of the same family. A 'Family Trust' is a trust whose beneficiaries are all members of the same family. 'Family' means the grantor and the grantor's spouse, parents, sisters, brothers, grandparents, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above.
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or quit-claim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or is to be paid for the corrective or quit-claim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of the electric transmission assets as defined in the Federal Power Act.