

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

WHEREAS, the Toler's Cove Homeowners Association, Inc. transferred certain property to Horlbeck Creek Land Corporation as evidenced by that certain Title to Real Estate dated February 10, 1995 and recorded February 10, 1995 in the Charleston County RMC Office in Book M252, Page 170; and

WHEREAS, as part of that transaction, the parties agreed that certain additional property would be conveyed without additional consideration to cure an existing encroachment problem.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the **Toler's Cove Homeowners Association, Inc.**, in the State aforesaid for and in consideration of the sum of **Five Dollars (\$5.00)** to IT in hand paid at and before the sealing of these presents by **Horlbeck Creek Land Corporation** in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said **Horlbeck Creek Land Corporation**, its successors and assigns forever, the following property, to wit:

ALL THOSE certain pieces or parcels of land, situate, lying and being in the Town of Mt. Pleasant, County of Charleston, known and designated as the area between the points S-T-U-V-S; V-W-WW-V; X-Y-Z-AB-X; AC-AD-AE-AF-AC; AG-AH-AI-BB-AG, and AJ-AK-AL-BC-AJ as shown on that certain "PLAT SHOWING THE SUBDIVISION OF A PORTION OF RESIDUAL BLOCK A INTO LOTS 7 - 11 BLOCK A, THE SUBDIVISION OF PARCEL 8 PHASE 2 INTO LOTS 1 - 9 BLOCK D, THE SUBDIVISIONS OF PHASE 6 AND THE RECREATION AREA, MARSH HARBOR, TOWN OF MT. PLEASANT, CHARLESTON COUNTY, S.C." made by Forsberg Engineering & Surveying, Inc., Sheet 2 of 2, dated April 11, 1997 and recorded May 1, 1997 in the Office of the RMC for Charleston County in Plat Book EB at Page 792.

BEING a portion of the same property conveyed to the Toler's Cove Homeowners Association, Inc. by deed of Jeannette Creek Limited Partnership dated February 10, 1995 and recorded February 10, 1995 in the RMC Office for Charleston County in Book M-252 at Page 170.

TMS# out of 530-00-00-274 to become part of 530-00-00-240

Grantees' address: 112 North Market Street, Charleston, SC 29401

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 Grantee hereinabove named, and Grantee's successors and assigns forever.

Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said Premises, unto the said Grantee hereinabove named, and the Grantee's successors and assigns against the Grantor and the Grantor's successors and assigns and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 22nd day of May, 1997.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

TOLER'S COVE HOMEOWNERS
ASSOCIATION, INC.

M. Key Martin
WITNESS

By: *Frances D. Menard*
Frances D. Menard
Its: Director and Vice President

J. M. Cant
NOTARY

By: *Theodor D. McKel*
Its: Director Treasurer

State of South Carolina)
County of Charleston)

PROBATE

PERSONALLY APPEARED the undersigned witness and made oath that (s)he saw the within named Toler's Cove Homeowner's Association, Inc., by and through Frances D. Menard, its Director and Vice President, and Theodore P. McKeulin, its Director and Treasurer, sign, seal and as its act and deed, deliver the within named instrument, and that (s)he with the other witness above subscribed, witnessed the execution thereof.



SWORN to before me this 22nd

day of May, 1997.


Notary Public for South Carolina

My Commission Expires: 1-24-2004

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF CHARLESTON)

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

1. Property located at Toler's Cove, Mt. Pleasant, SC 29464, bearing Charleston County Tax Map Number out of 530-00-00-274, was transferred by Toler's Cove Homeowners Association, Inc. to Horlbeck Creek Land Corporation on May 22, 1997.

The transaction was (Check one):

 an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$0.00.

 not an arm's length real property transaction and the fair market value of the property is \$ _____.

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 et. seq. because the deed is:
EXEMPT #14--Transfer that constitutes a corrective deed.


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

I further 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.



J. Lynn McCants

SWORN to before me this 22nd day of May, 1997.



Notary Public for South Carolina
My Commission Expires: 5/29/2002

J. LYNN McCANTS, ATTORNEY

OFF I

BK N 284 PG 268

FILED

N 284-264
97 MAY 23 PM 4:43

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

Recording Fee	<u>10.00</u>
State Fee	<u>EXEMPT</u>
County Fee	<u>EXEMPT</u>
Postage	<u> </u>
TOTAL	<u>10.00</u>

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TMS VERIFIED
 OAC JK
 DTD 5-29-97

Recorded this 23 day of May year 97
On Property Record Card

Peggy A. Mosley
Auditor Charleston County