

OCONEE COUNTY

STATE TAX _____

COUNTY TAX _____

EXEMPT. W ~~Space~~ above this line for recording information

Doc ID: 001316050003 Type: DEE
BK 1611 PG 10-12

004261 100- Pgt. McIntosh
PE Box 197
Clemson SC 29632

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT, ROBERT G. AUSTIN, herein referred to as Grantor for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and no other (See Affidavit Filed), and the assumption of that certain mortgage given by Robert G. Austin to Carolina First Bank dated August 31, 2007, to me paid by AUSTIN GARDEN, LLC, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, Mountain Rest District on Lake Becky, being know and designated as Lot Number Fourteen (14) containing 3.35 acres, more or less, as shown on that certain plat prepared by Clemson Engineering Services, dated January 11, 2001, of record in the Office of the Register of Deeds for Oconee County, South Carolina, in Plat Book A798 at Page 5, and having the metes and bounds, courses and distances as upon said plat appear. Said lot being bounded on the Northeast and East by Lot Number Fifteen (15), on the Southeast by property now or formerly of US Forest Service, on the Southwest and West by Lot Number Thirteen (13) and on the Northwest by Lake Becky.

Also included is a perpetual, non-exclusive right of way and easement across Lot Number Fifteen (15) affording access to and from Lisa Lane and the right to install utilities therein, said right of way and easement being shown on that certain plat of record in the aforesaid Register's Office in Plat Book A798 at Page 5, also see deed of record in the aforesaid Register's Office in Deed Book 1133 at Page 181, and also case # CA #2000-CP-37-175, in the Office of the Clerk of Court for Oconee County, South Carolina.

This conveyance is also subject to the rights, if any, over and across the 20 foot access easement across Lot Number Fourteen (14) to afford access to Lot Number Thirteen (13) across Lot Number Fourteen (14) to Lisa Lane.

This being the same property conveyed unto Robert G. Austin by deed of John B. Butler dated August 28, 2007, recorded September 7, 2007, in the Office of the Register of Deeds for Oconee County, South Carolina, in Book 1611 at Page 7.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

Grantees' Address: 143 Steeplechase
Belton, SC 29627

Tax/Map No. 082-00-02-047

THIS PROPERTY DESIGNATED AS
MAP 082 SUB 00 BLK 02 PARC 047
ON OCONEE COUNTY TAX MAPS

Leslie Smith
OCONEE COUNTY ASSESSOR

Recorded this 10th day of Sept
Book 2007 Page 114344
Fee _____

Andrea R. Nif
Auditors Oconee County, S.C.

2007 SEP - 7 P 2:41
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

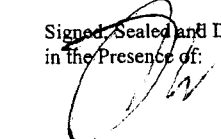
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and assigns forever.

AND THE GRANTOR does hereby bind Grantor's successors, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against Grantor and Grantor's successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my Hand and Seal this 31st day of August, 2007.

Signed, Sealed and Delivered
in the Presence of:



Ruby M. Bramlett

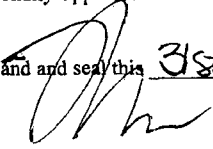


ROBERT G. AUSTIN

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF ANDERSON)

I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that Robert G. Austin, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 31st day of August, 2007.



Notary Public for South Carolina
My Commission Expires: 5-12-15

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE) 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 Lot 14, Lisa Lane, Mountain Rest, South Carolina bearing Oconee County Tax Map Number 082-00-02-047, was transferred by Robert G. Austin to Austin Garden, LLC on August 31, 2007.
- 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 (See Information section of affidavit): 1 (If exempt, please skip items 4-7, and go to item 8 of this affidavit)

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

- (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: _____.

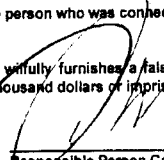
6. The deed recording fee is computed as follows:

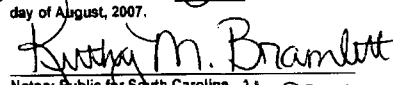
- (a) Place the amount listed in item 4 above here: \$ _____.
- (b) Place the amount listed in item 5 above here: _____.
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ _____.

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

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

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.


Responsible Person Connected with the Transaction
M. P. Sherard, Jr.
Print or Type Name Here

31st
Sworn to before me this _____ day of August, 2007.

Notary Public for South Carolina
My Commission Expires: 4-30-11