

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2005 FEB 24 A 11: 20

(RKW)

RKW
13.00
024953

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
) JOINT TENANTS WITH RIGHT
COUNTY OF OCONEE) OF SURVIVORSHIP

OCONEE COUNTY
STATE TAX 61.10
COUNTY TAX 25.85
EXEMPT

KNOW ALL MEN BY THESE PRESENTS, that WE, ROY A. ADAMS A/K/A ROY ANTHONY ADAMS, JAMES E. RAY, DAVID EUGENE ADAMS AND RENEE DENISE ADAMS BOYD, in consideration of TWENTY-THREE THOUSAND ONE HUNDRED EIGHTY-EIGHT AND 00/100 (\$23,188.00) DOLLARS, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto C. DAVIS BROADWAY AND JOHN THOMAS BROADWAY, AS JOINT TENANTS, WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, THEIR HEIRS AND ASSIGNS forever, to wit:

ALL those certain pieces, parcels or tracts of land, with improvements thereon, situate, lying and being in Tugaloo Township, Oconee County, South Caroling, being shown and designated as Tract 5A, containing 5.456 acres, more or less, and Tract 6A, containing 5.081 acres, more or less, as shown on a plat prepared by Stephen R. Edwards, PLS #19881, dated December 19, 2003, and recorded in Plat Book B10, Page 3, records of Oconee County, South Carolina.

This being a portion of the property conveyed unto Roy D. Adams, Roy A. Adams and James E. Ray by deed of Lakeshore Village, Inc. dated May 2003, and recorded May 13, 2003, in Deed Book 1279, Page 124, records of Oconee County, South Carolina. Subsequently, Roy D. Adams one-third interest was conveyed unto David Eugene Adams, Roy Anthony Adams and Renee Denise Adams Boyd by Deed of Distribution of the Estate of Roy David Adams, Deceased, Probate Package #2004-ES-37-00-214, dated May 28, 2004, and recorded June 4, 2004, in Deed Book 349, Page 239, records of Oconee County, South Carolina.

This conveyance is made subject to any and all easements, restrictions, covenants, conditions, easements, rights of way, zoning rules

THIS PROPERTY DESIGNATED AS
MARCH 2004 SUB BULK O.C. PLAT # 018110
ON OCONEE COUNTY TAX MAPS
S. R. Edwards
OCONEE COUNTY ASSESSOR

Recorded this 25 day of Feb
Book 1402 Page 100
Fee
Hinda R. Nix
Auditors Oconee County, S.C.

and laws and regulations, any of which may be found on the premises or of record in the Office of the Clerk of Court for Oconee County, South Carolina; and particularly to the following covenants and restrictions set forth below:

1. These tracts shall be used solely and exclusively for residential purposes, and no mobile home, trailer or shack may be placed on any lot for use as a dwelling at any time. Modular homes are acceptable.
2. All dwellings shall be constructed with the use of high quality materials and workmanship to insure that no dwelling will present an unsightly appearance and all dwellings shall have a minimum ground floor area, exclusive of open porches, garages, and basements of not less than one thousand two hundred (1200) square feet. The exterior of any dwelling being built on any tract must be completed within one year.
3. No noxious or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, and no business activities of any kind or type shall be carried on or upon the premises.
4. No house trailer, disabled vehicle or unsightly machinery or junk may be placed at any time on any lot either temporarily or permanently.
5. No pigs or chickens will be allowed on any tract at any time. Horses and/or cows will be allowed but limited to one (1) of each per acre. Domestic dogs or cats or other household pets are allowed, however, limited to no more than four (4) per household. Stables or barns may be erected on each tract. They must be constructed with new materials, roofed, weather treated and maintained.
6. Any fencing used or erected on the premises must be constructed in a permanent and professional manner. All animals on any tract shall be kept enclosed in a fence.

7. Camping on any tract will be allowed for up to fourteen (14) days. No house trailer or mobile home shall be placed on any tract during the construction of any permanent structure.

TAX MAP NO. portion of 274-00-02-018

GRANTEE'S ADDRESS: 1541 Hwy 255 N. Sawtee Ga 30571

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto said C. DAVIS BROADWAY AND JOHN THOMAS BROADWAY, AS JOINT TENANTS, WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, THEIR HEIRS AND ASSIGNS FOREVER. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantors(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the said C. DAVIS BROADWAY AND JOHN THOMAS BROADWAY, AS JOINT TENANTS, WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, THEIR HEIRS AND ASSIGNS FOREVER, against the Grantor(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

AS TO JAMES E. RAY:

WITNESS the Grantor's hand(s) and seal(s) this 2nd day of February 2005.

SIGNED, sealed and delivered in the presence of:

[Signature] [Signature] (SEAL)
JAMES E. RAY
[Signature]

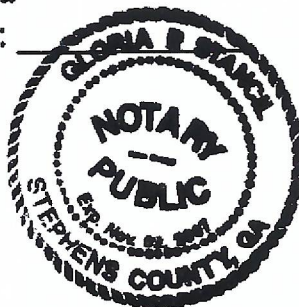
STATE OF GEORGIA)
COUNTY OF Stephens)

ACKNOWLEDGEMENT

I, Gloria P. Stancil, a Notary Public for Georgia, do hereby certify that JAMES E. RAY personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 2nd day of February 2005.

[Signature] (L.S.)
Notary Public for Georgia
My Commission Expires: _____



AS TO DAVID EUGENE ADAMS:

WITNESS the Grantor's hand(s) and seal(s) this 2nd day of February 2005.

SIGNED, sealed and delivered in the presence of:

David Eugene Adams (SEAL)
DAVID EUGENE ADAMS

Gloria R Stancil

STATE OF GEORGIA)
COUNTY OF Stephens)

ACKNOWLEDGEMENT

I, Gloria R Stancil, a Notary Public for Georgia, do hereby certify that DAVID EUGENE ADAMS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 2nd day of February 2005.

Gloria R Stancil (L.S.)
Notary Public for Georgia
My Commission Expires

