

Attachment 2



TOWN OF BLUFFTON ANNEXATION APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Mosaic Development, LLC		Name: Evelina Terry, James Bush, James Hamilton, and John Bush	
Phone: 201-213-5750		Phone: 843-784-2142 (Attorney's Phone)	
Mailing Address: 12 Holly Grove Road, Bluffton, SC 29909		Mailing Address: c/o Darrell Thomas Johnson, Jr., Esquire	
E-mail: abastardi@mosaicdevelopment.net		E-mail: filing@johnsonlawoffice.com	
Town Business License # (if applicable): N/A			
Project Information			
Project Name: The Mews at Nature's Walk		Acreage: 7.76 acres	
Project Location: Okatie Highway at Bufflehead Road			
Existing Zoning: Beaufort County T2R		Proposed Zoning: Buckwalter P.U.D.	
Tax Map Number(s):		R600 029 000 0002 0000	
Project Description:			
Select Annexation Method (see Annexation Policy and Procedures Manual):			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method		<input type="checkbox"/> 75 Percent Petition and Ordinance Method	
		<input type="checkbox"/> 25 Percent Elector Petition and Election Method	
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s). <input checked="" type="checkbox"/> 2. Mandatory Application Check-In Meeting scheduled. <input checked="" type="checkbox"/> 3. Narrative per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 4. Parcel Information per the attached Annexation Application Checklist. <input type="checkbox"/> 5. Concurrent Applications per the attached Annexation Application Checklist. <input type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Evelina Terry</i> (See Att'd)		Date: <i>Sept 7, 2023</i>	
Applicant Signature: <i>By: Anthony V. Bastardi</i> <i>MANAGING MEMBER</i>		Date: <i>Sept. 11, 2023</i>	
Application Number:		Date Received:	
Received By:		Date Approved:	

Town of Bluffton Annexation Application:

Applicant: Mosaic Development, LLC

Property Owners: Evelina Perry, James
Bush, James Hamilton & John Bush

Additional Signature Page:

Property Owner Signature: John W. Bush Date: Sept 7, 2023

Property Owner Signature: James Hamilton Date: 9-7-23

Property Owner Signature: James Bush Date: 9-7-23



TOWN OF BLUFFTON ANNEXATION APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Consistent with South Carolina law, the Town of Bluffton regards annexation as a voluntary process and does not initiate annexation. Annexation of privately owned property is authorized in the following methods:

1. 100 percent freeholder petition and ordinance method [§5-3-150(3)];
2. 75 percent freeholder petition and ordinance method [§5-3-150(1)]; and
3. 25 percent elector petition and election method [§5-3-300 to 5-3-315].

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of an Annexation Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by Town of Bluffton applicable ordinances.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Annexation Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator or designee determines that the Annexation Application is complete, the application shall advance as prescribed in the <u>Town of Bluffton's Annexation Policy and Procedure Manual</u> .	



TOWN OF BLUFFTON
ANNEXATION POLICY & PROCEDURES MANUAL

APPENDICES

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF BLUFFTON:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the continuous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory into the Town by ordinance effective as soon hereafter as possible, pursuant to S.C. Code Ann. § 5-3-150(3).

The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps: TIN R600 029 000 0002 0000 (7.80 acres)

It is requested that the property be zoned as follows: Buckwalter P.U.D.

Evelina Perry
 Printed Name: Evelina Perry

Dated: Sept 7, 2023

Post Office Box 517, Bluffton, SC 29910
 Street Address, City, Zip

James Bush
 Printed Name: James Bush

Dated: SEPT 223

Post Office Box 517, Bluffton, SC, 29910
 Street Address, City, Zip

James Hamilton
 Printed Name: James Hamilton

Dated: 9-7-23

Post Office Box 517, Bluffton, SC 29910
 Street Address, City, Zip

John A Bush
 Printed Name: John Bush

Dated: Sept 7, 2023

Post Office Box 517, Bluffton, SC 29910
 Street Address, City, Zip

=====

Petition received by _____, dated _____

Description and Ownership verified by _____, dated _____

Recommendation: _____

By: _____

Date: _____



TOWN OF BLUFFTON

ANNEXATION

APPLICATION CHECKLIST

In accordance with the Town of Bluffton Annexation Policies & Procedures Manual, the following information shall be included as part of an Annexation application submitted for review. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with Town of Bluffton policies and procedures. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the Annexation Policies & Procedures Manual. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Narrative.
1. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm.
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
3. Reason for annexation request and anticipated benefits.
4. Parcel numbers and acreage of each.
5. Existing structure(s).
6. Current Special Districts (overlay, tax, and/or conservation).
7. Current Beaufort County Zoning District(s) and Land Use(s).
8. Proposed Zoning District(s) and Land Use(s).
9. Current versus Proposed Zoning District and Land Use Comparison.
10. Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map.
11. Estimate of current population of Annexation Area.
12. Current utility service providers.
Parcel Information.
1. Deed(s) recorded with the Beaufort County Register of Deeds.
2. Plat(s) recorded with the Beaufort County Register of Deeds.
3. Covenants and Restriction(s) recorded with the Beaufort County Register of Deeds.
4. Easement(s) recorded with the Beaufort County Register of Deeds.
5. Agreement(s) recorded with the Beaufort County Register of Deeds.
6. Any other Document(s) recorded with the Beaufort County Register of Deeds.
7. Location Map of proposed Annexation Area showing: a) Existing Structures; b) Current Beaufort County Zoning District(s); and c) Adjacent Property Owners.
8. Zoning verification letter from Beaufort County providing: a) Current Beaufort County Zoning; and b) Special Districts such as Overlays.
9. Parcel History letter from Beaufort County providing: a) Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park; b) Any application(s) submitted for the past 10 years and the current status of the application; and c) Any zoning, land development, building, or county code violation(s) for the past 10 years and the current status of the violation.
10. Photographs of: a) Existing Structures and Land Use; and b) Adjacent Property.



**TOWN OF BLUFFTON
ANNEXATION
APPLICATION CHECKLIST**

Concurrent Applications.

1. Zoning Map Amendment application and required submittal items.
2. Other concurrent applications, as applicable:
 - a) Comprehensive Plan Amendment application and required submittal items;
 - b) Development Agreement application and required submittal items;
 - c) Concept Plan application and required submittal items; and/or
 - d) Master Plan application and required submittal items.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

Date

Printed Name



ANNEXATION NARRATIVE

NOTICE: The within Annexation Application and Petition are expressly contingent upon the Applicant's and Petitioners' decisions to accept same, along with results acceptable, solely in the discretion of the Applicant and the Petitioners, to the Applicant and Petitioner, concerning same and all Concurrent Applications. If such decisions are not hereafter made in writing by the Applicant and the Petitioners, then the written Application and Petition, and all concurrent Applications are withdrawn and void, *nunc pro tunc*.

I. Contact Information for Property Owner(s), Applicant, Attorney, and any Other Appropriate Consultant/Firm

1. Property Owner(s)

- A. Property Owners: Evelina Perry, James Bush, James Hamilton, and John Bush. They may be contacted through their attorney, Darrell T. Johnson, Jr.. His contact information is as follows: Law Offices of Darrell Thomas, Johnson, Jr.; P. O. Box 1125, Hardeeville, SC 29927; Phone: (843) 784-2142; Email: filing@johnsonlawoffice.com
- B. Applicant: Mosaic Development, LLC. It may be contacted through its Managing Member, Anthony V. Bastardi. His contact information is as follows: 12 Holly Grove Road, Bluffton, SC 29909; Phone: (201) 213-5750; Email: abastardi@mosaicdevelopment.net
- C. Applicant's Attorney: Barry L. Johnson. His contact information is as follows: Johnson & Davis, PA, The Victoria Building, Suite 200, 10 Pinckney Colony Road, Bluffton, SC 29909; Phone: (843) 815-7121; Email: Barry@jd-pa.com
- D. Applicant's Land Planning Consultant: Brian Witmer of Witmer-Jones-Keefer Ltd.. His contact information is as follows: 23 Promenade Street, Suite 201, Bluffton, SC 29910; Phone: (843) 757-7411; Email: Brian@wjkltd.com

E. Applicant's Engineering Consultant: Willy Powell of Ward Edwards, Inc. His contact information is as follows: 119 Palmetto Way, Ste. C, Bluffton, SC 29910; Phone: (843) 837-5250; Email: wpowell@wardedwards.com

2. **Agency Letter:** See attached Limited Power of Attorney, dated September 7, 2023 signed by four owners of this parcel.

3. **Reason for Annexation Request and Anticipated Benefits**

The reason for annexation is to allow multi-family development, complementing and becoming an integral piece of the Buckwalter Crossroads Master Plan. According to the Town of Bluffton's Comprehensive plan, multi-family only accounts for 5.7% of Bluffton's housing type and is labeled as an immediate need. Of particular need in the Town of Bluffton is multi-family "workforce housing", as defined by the Town to provide housing for residents having family incomes of up to 100% of the area median income ("AMI"). As such, workforce housing is targeted for teachers, police, firefighters, librarians, and other government workers.

Accordingly, annexation of the property would be in the interest of the Town, as the development is proposed to include 20% of the dwelling units for workforce housing, which is estimated to provide approximately 20 workforce housing dwelling units. Once annexed into the Town of Bluffton and incorporated into the Buckwalter Crossroads Master Plan, the development will be situated in an "Incentive Area" as such is defined in the Town's Economic Development Incentives Program (the "Program"), pursuant to the Town's recently amended Code of Ordinances, Chapter 6, Article VI.

It is anticipated that a combination of the various reimbursements, refunds, waivers, and grants available to the development under Section 144(c) of the Program along with income generated from the development's market rate dwelling units, will make possible the inclusion of the proposed 20 workforce dwelling units. It is important to note that the proposed workforce housing will in every way be identical to the market rate housing and homogeneously disbursed adjacent to market rate housing throughout the development.

In addition to the workforce housing component, 60% of the dwelling units will be small square footage dwelling units (studios and 1 bedrooms). We estimate this to be 63 dwelling units. Smaller dwelling units are more affordable. Smaller does not mean less desirable - build quality and thoughtful use of space creates a desirable place to live. People in the Gen Z and the future Gen Alpha demographic are trending toward living in smaller homes.

Directly to the south is Buckwalter Crossroads within the Buckwalter PUD. Inter-connectivity from Hwy. 170 to Bluffton Parkway would be a part of this development if it is within the Buckwalter PUD. We would also plan this area so that it is an expansion of Buckwalter Crossroads Master Plan. This property is within an employment node in the comprehensive plan, so residents would be able to walk or have a short drive to potential employment opportunities, goods, and services. The property is contiguous to the Town of Bluffton Municipal Boundary and would not create a new enclave.

This property is consistent with the Comprehensive Plan and is in Buckwalter Crossroads study area which includes workforce housing, walkability, and a mix of uses. Annexation of the property would expand availability of housing types with small square-footage units, and consequently provide affordable housing.

The property is within the future annexation limits for the town. The Future Land Use map shows this area as medium-density residential with medium-density commercial adjacent to the south.

4. **Parcel Numbers and Acreage of Each.** There is one parcel number (R600 029 000 0002) and it contains 7.76 acres of land.
5. **Existing Structures.** 4
6. **Current Special Districts.** None Known. Awaiting updated Beaufort County Zoning Letter. See attached Beaufort County Zoning response concerning this parcel and others, dated January 12, 2023.
7. **Current Beaufort County Zoning Districts and Land Use(s).** T2R. See Land Uses in Item 9, below, Comparison. Also, awaiting updated Beaufort County Zoning Letter. See attached Beaufort County Zoning response concerning this parcel and others, dated January 12, 2023.
8. **Proposed Zoning District(s) and Land Use(s).** Buckwalter PUD
9. **Current versus Proposed Zoning District and Land Use Comparison.** See attached Zoning Comparison.
10. **Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Map and Future Land Use Map.** Some inconsistencies; see attached.
11. **Estimate of Population of Annexation Area.** TBD
12. **Current Utility Service Providers.** See attached Service Letters: Palmetto Electric Cooperative, Inc.; Dominion Energy (Gas Only); Hargray (telecommunication services)



ANNEXATION NARRATIVE

NOTICE: The within Annexation Application and Petition are expressly contingent upon the Applicant's and Petitioners' decisions to accept same, along with results acceptable, solely in the discretion of the Applicant and the Petitioners, to the Applicant and Petitioner, concerning same and all Concurrent Applications. If such decisions are not hereafter made in writing by the Applicant and the Petitioners, then the written Application and Petition, and all concurrent Applications are withdrawn and void, *nunc pro tunc*.

I. Contact Information for Property Owner(s), Applicant, Attorney, and any Other Appropriate Consultant/Firm

1. Property Owner(s)

- A. Property Owners: Evelina Perry, James Bush, James Hamilton, and John Bush. They may be contacted through their attorney, Darrell T. Johnson, Jr.. His contact information is as follows: Law Offices of Darrell Thomas, Johnson, Jr.; P. O. Box 1125, Hardeeville, SC 29927; Phone: (843) 784-2142; Email: filing@johnsonlawoffice.com
- B. Applicant: Mosaic Development, LLC. It may be contacted through its Managing Member, Anthony V. Bastardi. His contact information is as follows: 12 Holly Grove Road, Bluffton, SC 29909; Phone: (201) 213-5750; Email: abastardi@mosaicdevelopment.net
- C. Applicant's Attorney: Barry L. Johnson. His contact information is as follows: Johnson & Davis, PA, The Victoria Building, Suite

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

LIMITED POWER OF ATTORNEY
(Durable)

KNOW ALL MEN BY THESE PRESENTS that we, Evelina Perry, James Bush, James Hamilton, and Josh Bush, the undersigned, as Grantors, do hereby make and grant a limited and specific power of attorney to **BARRY L. JOHNSON, The Victoria Building, 10 Pinckney Colony Road, Suite 200, Bluffton, SC 29909**, and appoint said entity as my agent-in-fact.

My agent-in-fact shall have full power and authority to undertake, commit and perform the following acts on my behalf to the same extent as if I had done so personally; all with full power of substitution and revocation in the presence.

My agent-in-fact shall have the authority to handle any and all actions necessary to annex TMS#: TIN R600 029 000 0002 0000 (7.80 acres) into the Town of Bluffton and to seek all desired permits or entitlements.

That said Limited Power of Attorney will expire upon the request of the Grantors in writing.

The authority granted shall include such incidental acts as are reasonably required or necessary to carry out and perform the specific authorities and duties necessary.

I agree to reimburse my agent-in-fact all reasonable costs and expenses incurred in the fulfillment of the duties and responsibilities enumerated herein.

My attorney-in-fact/agent agrees to accept this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my best interests as he/she in their discretion deems advisable, and I thereupon ratify all acts so carried out.

I agree to reimburse attorney-in-fact/agent all reasonable costs and expenses incurred in the fulfillment of the duties and responsibilities enumerated herein.

Special durable provision:


This power of attorney shall not be affected by physical incapacity or mental incompetence of the Grantors, and shall otherwise continue in full force and effect until revoked by subsequent writing become null and void.

[SIGNATURES ON NEXT PAGE]

WITNESS, my Hand and Seal this 7 day of September, in the year of our Lord Two Thousand Twenty Three in the Forty Six year of Sovereignty and Independence of the United States of America.

SINED, SEALED AND
DELIVERED IN THE PRESENCE OF:

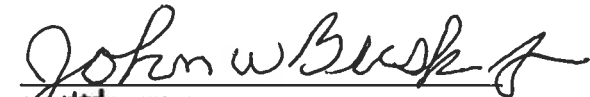

WITNESS


WITNESS


EVELINA PERRY

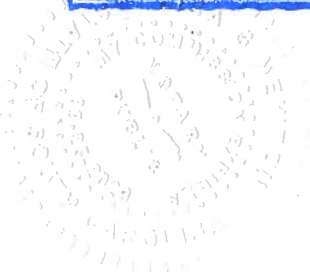

JAMES BUSH


JAMES HAMILTON


JOHN BUSH
JWB


NOTARY PUBLIC

Lisa G Newton
PRINT NAME OF NOTARY



STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

Before me personally appeared, the undersigned and made oath that he/she saw the within-named Evelina Perry, James Bush, James Hamilton, and Josh Bush, sign seal and as their act and deed, deliver the within-written Limited Power of Attorney for the uses and purposes therein mentioned, and that he/she with the other witness subscribed above, witnesses the execution thereof.

SWORN to before me this 7 day
of September, 2023.



NOTARY PUBLIC FOR _____
My Commission Expires: _____


(witness)


STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

Before me Amy Friedman the undersigned witness, affirms
that I am not a party to or beneficiary of this transaction and, that I signed the above as a subscribing
witness and did this day witness the within named, Evelina Perry, James Bush, James Hamilton,
and Josh Bush, sign, seal and as his/her act, execute the within document.


(WITNESS)

SWORN to before me this 7 day
of September, 2023.


NOTARY PUBLIC FOR _____
My Commission Expires: _____



CAPACITY STUDY

LEGEND

A. 2 STORY, 5 DU'S AND CLUBHOUSE

B. 3 STORY, 54 DU'S

C. 3 STORY, 45 DU'S

TOTAL DU'S: 104

PARKING REQUIRED: 234

PARKING PROVIDED: 234

D. BUFFLEHEAD ROAD CONNECTION

E. BUCKWALTER CROSSROADS CONNECTION

NOTES

- WETLAND FILL REQUIRED: +/- .5 AC
- SIGNIFICANT TREES MAY ALTER LAYOUT/CAPACITY
- UNDERGROUND DETENTION WILL BE REQUIRED

	APT. TYPE	#
A.	STUDIO	5
B.	STUDIO	20
	1 BEDROOM	22
	2 BEDROOM	12
C.	STUDIO	17
	1 BEDROOM	18
	2 BEDROOM	10



MAY 2023

PROJECT NO. XXXXXXXX
 Walter Jones-Keefer Ltd. / 21 Promenade, St. Suite 301, Madison, N.C. 29010 / ph: (843) 757-7411 / www.wjkl.com

THE MEWS AT NATURE'S WALK

MOSAIC DEVELOPMENT
 BEAUFORT COUNTY, SOUTH CAROLINA



Gay Reed

From: Merchant, Robert <robm@bcgov.net>
Sent: Thursday, January 12, 2023 10:24 AM
To: Gay Reed
Cc: Barry Johnson; Greenway, Eric; Ward, Brittany
Subject: RE: Mosaic Development, LLC

Mr. Reed,

The parcels that you referenced in the letter (R600 029 000 0002 0000, R600 029 000 0003 0000, R600 029 000 0144 0000, and R600 029 000 1738 0000) are currently in the County's jurisdiction and are zoned T2 Rural. No special districts apply to these parcels. Over the last 10 years of the parcels (R600 029 000 0002 0000) has had zoning permits issued for a mobile home, camper, home business, and roadside stand. We are not aware of any violations associated with the four parcels you referenced. Let me know if you need additional information from our department.

Robert Merchant, AICP

Beaufort County Planning and Zoning Director
PO Drawer 1228
Beaufort, SC 29902
P: (843) 255-2148



From: Gay Reed <gay@jd-pa.com>
Sent: Wednesday, January 11, 2023 9:41 AM
To: Merchant, Robert <robm@bcgov.net>
Cc: Barry Johnson <barry@jd-pa.com>; Greenway, Eric <egreenway@bcgov.net>; Ward, Brittany <bward@bcgov.net>
Subject: Mosaic Development, LLC

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to the Beaufort County IT Division at helpdesk@bcgov.net or to 843-255-7000.

Please find attached correspondence from Barry.



Johnson & Davis, PA
----- Attorneys -----

Gay E. Reed
Office Manager/Legal Assistant
gay@JD-PA.com

The Victoria Building, Suite 200 | 10 Pinckney Colony Road |
Bluffton, SC 29909
843-815-7121 Main | 843-815-7122 Fax | Visit: <http://www.jdwpa.com>

This message is from the law firm of Johnson & Davis, PA and may be a confidential and privileged legal communication to the named recipient(s). If you receive this message in error or are not the named recipient(s), please notify the sender and delete this e-mail. Thank you.

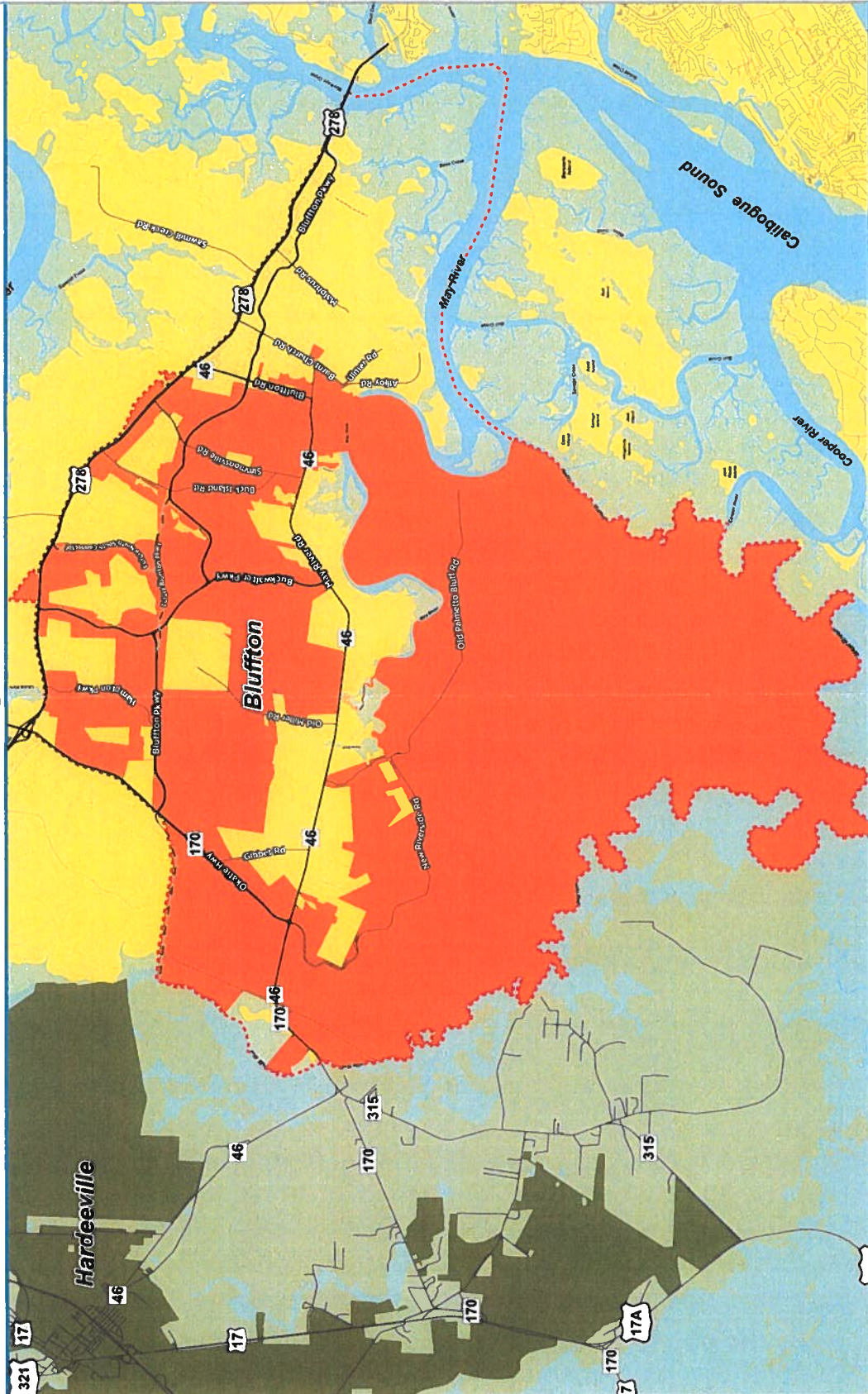
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ZONING COMPARISON

	Current Zoning	Proposed Zoning
Location	Beaufort County	Town of Bluffton
Zone	T2R	Buckwalter PUD Residential
Maximum Residential Density	.34 du's an acre	16 du's an acre
Maximum Building Height	2 Stories	75% 3 story 25% 2 story
Required Parking	3 space per unit	2.25 space per unit
Required Stormwater Treatment	Same	Same

Future Annexation Area



Legend

- Future Jurisdiction Limits
- Bluffton County
- Jasper County
- Waterbody
- Town of Bluffton
- City of Hardeeville

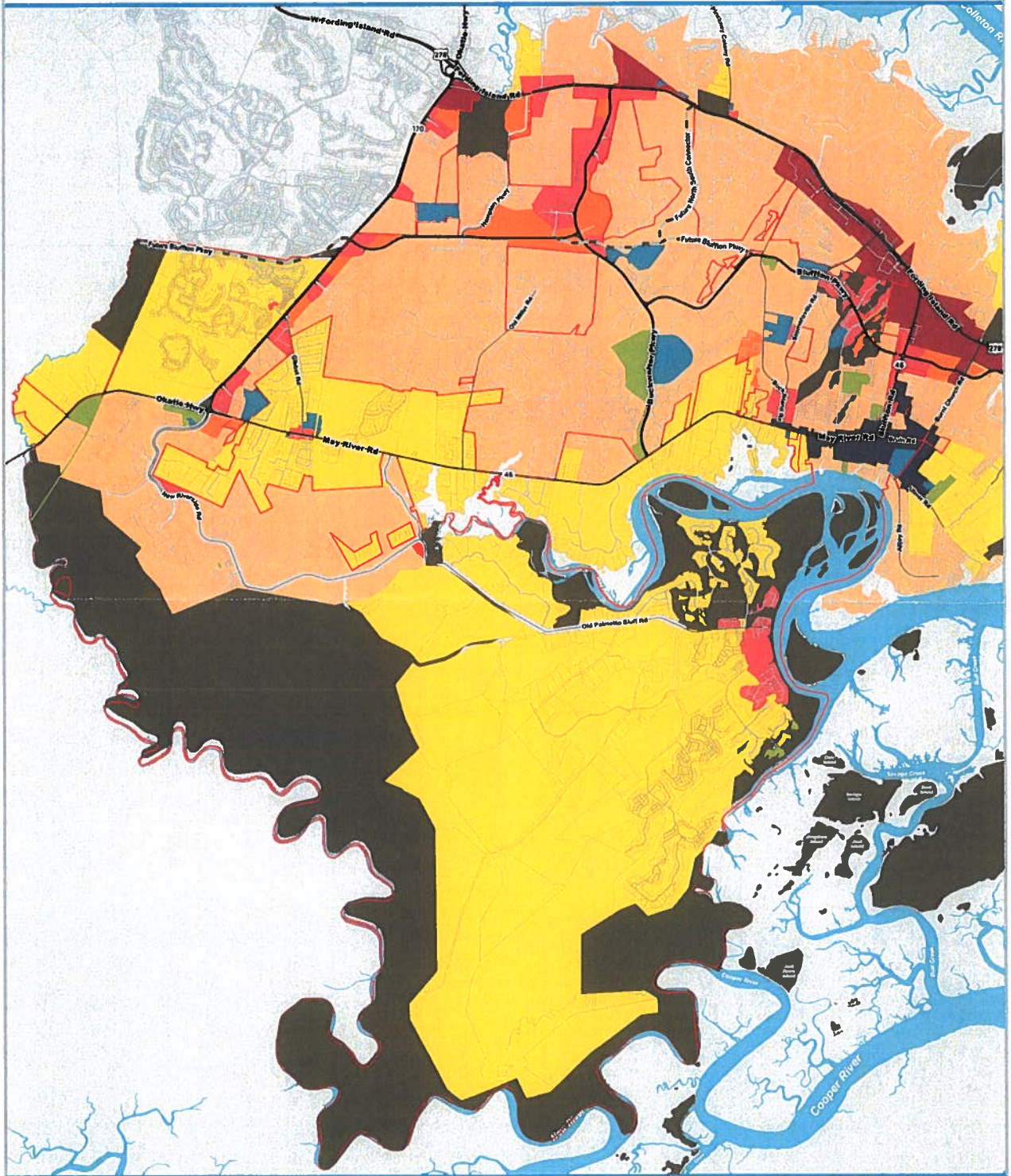
Scale: 1 inch = 1 mile

North Arrow

Map Date: 1/16/2021

Map Prepared By: [Name]

Future Land Use



- Legend**
- Natural Spaces
 - Recreation
 - Community Services
 - Residential Estate
 - Suburban Living
 - Lifestyle Housing
 - Neighborhood Center
 - Activity Corridor
 - Town Center
 - Waterways
 - Town Limits

Scale: 0 to 2 miles
 Date: 10-1-2002
 Author: J.P. 2002
 Project: Future Land Use

This map was prepared by the Town of Bluffton and is intended to provide information to the public. It is not intended to be used as a legal document. The map is subject to change without notice. The Town of Bluffton is not responsible for any errors or omissions. The map is provided as a service to the public and is not intended to be used as a legal document.



JOHNSON & DAVIS, PA

ATTORNEYS

BARRY L. JOHNSON*
HUTSON S. DAVIS, JR. **
W. LAMAR JOHNSON II
MANNING R. CATHCART

THE VICTORIA BUILDING
SUITE 200
10 PINCKNEY COLONY ROAD
BLUFFTON, SC 29909

TELEPHONE (843) 815-7121
TELEFAX (843) 815-7122

BARRY L. JOHNSON
BARRY@JD-PA.COM

* Certified S.C. Mediator and Arbitrator
** Certified S.C. Mediator

September 5, 2023

THE MEWS at NATURE'S WALK

Town of Bluffton Annexation Application Checklist Parcel Information

Parcel Information (#1 -#6 are as recorded in the Beaufort County Register of Deeds).

1. **Deed(s).** See attached Master's Deed, in Book 3437 at Pages 1551-1553, conveying title to Perry, et al., per attached Judgment in C/A 2011CP07-1004.
2. **Plat(s).** See attached plat from Plat Book 139 at Page 112 (showing 7.8 acres).
3. **Covenants and Restrictions.** See Restrictions and Conditions in Deed of Distribution in Book 2993 at Page 2037, re-recorded in Book 3351 at Page 1407.
4. **Easements.**
 - A. Potential, Conflicting, Access Easements for Bufflehead Road. See attached plats in Plat Book 36 at Page 158, Plat Book 94 at Page 94, and Plat Book 139 at Page 112.
 - B. Potential grant by Jesse Bush, Jr. to Bay Realty, Inc. of right of ingress and egress and for utilities access on that certain 50' R/W shown as "Bufflehead Road on (Plat in Plat Book 94 at Page 94).
 - C. Easement granted by Heirs of Margaret Richardson to Palmetto Electric Cooperative, Inc., in Book 2635 at Page 446-448, said easement being Ten (10') feet in width, parallel to and adjacent to the Southern property line of the above-referenced property (R600 029 000 0144-0000, which is not TIN of subject annexation parcel) and being within the 50' Ingress Easement as shown in Plat Book 36 at Page 158, recorded on 8/2/1989.

Hon. Patsy Brison, Chair
TOHHI Board of Zoning Appeals
September 11, 2023
Page 2

D. Court Order, dated and filed October 15, 1998, in the Beaufort County Court of Common Pleas in Case No.: 98-CP-07-356, stating that the Estate of Edward Otto Reynolds has a fee simple easement fifty (50') from its premises to SC Hwy. 170 across the properties of Brown and Jesse Bush. That the easement conveyed by Jesse Bush, the Heirs of William Brown is a valid fifty (50') easement from the Reynolds premises across the lands of Bush out to SC Hwy. 170. This easement is shown on a plat recorded in Plat Book 36 at Page 158, in the Office of the Register of Deeds for Beaufort County, South Carolina.

5. **Agreements.** None Known.
6. **Any Other Documents.** None pertinent, following 2015 Quiet Title Action and easement documents described above in Item 4.
7. **Location Map.** See attached Location Map prepared by Brian Witmer.
8. **Zoning Verification Letter from Beaufort County.** Awaiting receipt of updated response from Beaufort County, but see attached January 12, 2023 report.
9. **Parcel History Letter from Beaufort County.** Awaiting receipt of an updated response from Beaufort County, but see attached January 12, 2023 report.
10. **Photographs of:**
 - A. **Existing Structures and Land Use.** See attached from Willy Powell
 - B. **Adjacent Property.** See attached from Willy Powell.

THE MEWS at NATURE'S WALK

Town of Bluffton Annexation Application Checklist Table of Attachments

Attachment # 1: Master's Deed

Attachment # 2: Plat

Attachment # 3: Deed with Restrictions and Conditions

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4B Easement

4C Easement

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Attachment # 8: Zoning Letter from BC

Attachment # 9: Parcel History from BC (See attachment #8)

Attachment # 10A: Photos of Structures

10B: Adjacent property photos (Willy Powell)

Attachment # 1: Master's Deed

330
10
N. Graham
9074

ADD DMP Record 11/10/2015 01:19:41 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0002	0000	00



BEAUFORT COUNTY SC - ROD
BK 3437 Pgs 1551-1553
FILE NUM 2015055047
10/20/2015 04:43:40 PM
REC'D BY sherrellw RCPT# 791246
RECORDING FEES \$10.00

Address of Grantees:
Evelina Perry, James Bush, James Hamilton and John Bush
Post Office Box 517
Bluffton, S.C. 29910

RECORDED

2015 Nov -19 09:17 AM

BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA)

)

TITLE UNDER ORDER OF COURT

COUNTY OF BEAUFORT)

)

Case No.: 2011-CP-07-1004

TO ALL WHOM THESE PRESENTS SHALL COME:

I, **Marvin H. Dukes, III**, Master in Equity for Beaufort County, South Carolina,
SEND GREETINGS:

WHEREAS, I, Marvin H. Dukes, III, Master in Equity for Beaufort County, South Carolina, issued a Final Order and Judgment in the case of EVELINA PERRY, Plaintiff, vs. JESSE BUSH, SR., and His Heirs and Successors, *et al*, who may have or claim an interest in or lien upon the real property subject to this action as plead in the Plaintiff's Complaint, which was filed and pending in the Court of Common Pleas for Beaufort County, South Carolina, Case No. 2011-CP-07-1004, said Final Order and Judgment being filed with the Clerk of Court on September 30, 2014, and said Final Order and Judgment directed that Titles Under Order of Court be prepared, executed and recorded to consummate the partition of the real property subject to the action;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, **Marvin H. Dukes, III**, Master in Equity for Beaufort County, South Carolina, hereinafter Grantor, in consideration of Ten dollars, the receipt whereof is hereby acknowledged, have granted, bargained, and as directed by me, Marvin H. Dukes, III, in the aforesaid Final Order and Judgment, have sold and released and, by these presents, do hereby grant, bargain, sell and release unto **Evelina Perry, James Bush, James Hamilton and John Bush**, hereinafter Grantees, the following described real property, to wit:

All that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being shown as 7.80 acres, more or less, on that certain Plat prepared by David E. Gasque, dated October 13, 2014 and recorded in Plat Book 139 at Page 112 in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more particular description as to courses, distances, metes and bounds, reference is made to the aforementioned plat of record.

This being a portion of that same property conveyed to Margaret Richardson via unrecorded deed which is in the record of Case No. 2011-CP-07-1004 and being the portion granted to these parties by my Order and Decree Quieting Title to the Richardson Tract dated September 29, 2014 and filed September 30, 2014 in the Office of the Clerk of Court.

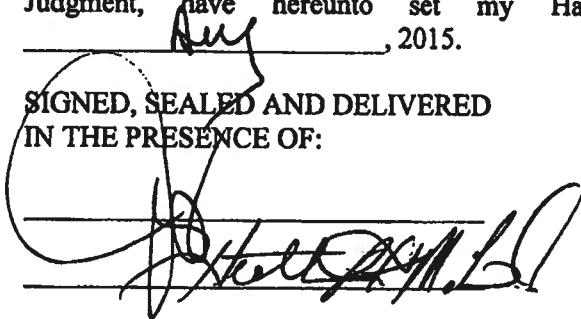
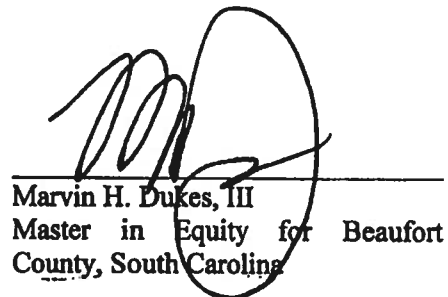
Believed shown as a portion of TMS#: R600-029-000-0002-0000.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said premises belonging or in anywise incident or appertaining, and all the estate, right, title, claim and interest whatsoever of the parties to the aforesaid civil action and of each of them, in and to the same, and all other persons rightfully claiming, from, under or by these or any of them.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned, unto the said Grantees, their heirs and assigns forever.

IN WITNESS THEREOF, I, **Marvin H. Dukes, III**, Master in Equity for Beaufort County, South Carolina, under and by virtue of the aforesaid Final Order and Judgment, have hereunto set my Hand and Seal this 26 day of Aug, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

A large, stylized handwritten signature in black ink, likely belonging to a witness, is written over a horizontal line.A large, stylized handwritten signature in black ink, likely belonging to Marvin H. Dukes, III, is written over a horizontal line.

Marvin H. Dukes, III
Master in Equity for Beaufort
County, South Carolina

This deed was prepared by the Law Offices of Darrell T. Johnson, Jr., LLC
300 Main Street, PO Box 1125, Hardeeville, SC 29927.

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

R. Heather RH McLeod, the undersigned Notary Public for South Carolina, do certify that **Marvin H. Dukes, III**, Master in Equity for Beaufort County, South Carolina, personally appeared before me and, being first duly sworn, acknowledged due execution of the foregoing instrument.

Witness my Hand and Seal this 26th day of August, 2015.

R. Heather RH McLeod
Notary Public for South Carolina
My Comm. Exp. 8/1/2020

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

IN THE COURT OF COMMON PLEAS
FOURTEENTH JUDICIAL CIRCUIT
CASE NO. 2011-CP-07-1004

EVELINA PERRY,)
Plaintiff,)

Vs.)

JESSE BUSH, SR., and his heirs)
And successors, *et al*)

Defendants.)

CONSENT ORDER AND DECREE
QUIETING TITLE TO THE
RICHARDSON TRACT

This matter was referred to me as Master in Equity for Beaufort County, South Carolina. This matter comes before me on the consent of the parties. (At a prior hearing it was specifically adjudicated that a consent by Mr. Bush and Mr. Johnson would be adequate for the Court to accept as a Consent Order) After consideration of all matters of record, I issue the following ORDER based upon the following findings of fact and conclusions of law. Findings of fact may be conclusions of law and vice versa, where appropriate.

FINDINGS OF FACT

1. This action is an action to quiet title to two parcels of real property in Beaufort County which have been in Plaintiff's family for many, many years. The two parcels of property are known as the Bush Tract and the Richardson Tract. The parties reached an agreement and an Order was previously entered on the Bush Tract. This Order addresses title to the Richardson Tract.
2. The Richardson Tract was described in a plat by TGS Land Surveying referenced in a prior Order of this Court.

3. The Richardson Tract was acquired by Margaret Richardson via unrecorded deed which is in the record. Margaret Richardson passed away intestate many, many years ago. Jesse Bush, Jr., occupied the property for many years, since the 1950's and his successors claimed he acquired full fee simple title via adverse possession and ouster. A large number of persons claiming to be the heirs of Margaret Richardson disputed the Plaintiff's claim and the matter has been hotly contested for several years. Any other heirs of Margaret Richardson are represented by Clifford Bush, Esquire.
4. There is no dispute that the parties herein, individually, or as heirs of Margaret Richardson, represented by counsel herein, and their predecessors in title, have exercised ownership and control over the Richardson Tract continuously, openly, hostilely, adversely, notoriously and exclusively, in all manner to constitute adverse possession for a period exceeding 40 years.
5. The defendants represented by Mr. Bush shall have all rights to the 5 acres depicted as TM# R600-029-000-0144-000.

CONCLUSIONS OF LAW

6. All parties necessary to the relief granted herein have been properly served and are either in default or represented by counsel and consent to this Order. Evidence of service is shown in the record.
7. With regard to parties served by publication, the Plaintiff's attorney exercised due diligence to effect actual service on all Defendants. This is evidenced by the voluminous record in this case of Affidavits of Service/Non-Service, etc. Service via publication was properly made in this case.

8. John Doe and Mary Roe are fictitious names used to designate all persons or entities who are minor, incompetent, unknown, in the military service or otherwise laboring under a legal disability. R. Thayer Rivers, Jr. was appointed as Guardian Ad Litem and he has ably and capably represented their interests.
9. Jesse Bush, Jr., died testate and the Plaintiff was the personal representative of his estate.
10. The heirs or heirs other than Plaintiff of Margaret Richardson have been previously established, as being represented by Clifford Bush, Esquire.
11. The Law Offices of Darrell Thomas Johnson, Jr., LLC and the Law Office of Clifford Bush, have represented the parties and their efforts have benefitted all co-owners in both the quiet title and companion condemnation action.

WHEREFORE, based upon the foregoing findings of fact and conclusions of law, IT IS HEREBY ORDERED:

12. Evelina Perry, John Bush, James Bush and James Hamilton shall receive the portion of the Richardson Tract, in fee simple absolute, in equal shares as tenants in common, share and share alike, described as follows:

All that certain piece, parcel and tract of land, situate, lying and being in the County of Beaufort, State of South Carolina, shown on that certain Plat in the record of this case by Thomas G. Stanley, PLS #18269, ~~Less~~ the lands contemporaneously conveyed to the Defendant's represented by Mr. Bush and being bounded and described as follows: On the North by lands N/F known as the Dawson Tract for 450" feet, more or less; on the East for 150" feet, more or less by a perpendicular line along the other balance of the N/F Richardson Tract herein concerned; On the South by other portions of the N/F Richardson Tract in a line parallel to the N/F Dawson Tract to the new Right of Way of Highway 170; On the West by the Right of Way of Highway 170.

TAX MAP NO: R600 029 000 0002 0000

13. The an LLC or corporation owned by the parties represented by Clifford Bush shall receive the portion of the Richardson Tract, in fee simple absolute, as tenants in common according to the attached Exhibit A described as follows:

1.76
ac

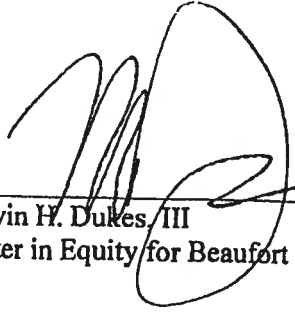
All that certain piece, parcel and tract of land, situate, lying and being in the County of Beaufort, State of South Carolina, and being bounded and described as follows: On the North by lands N/F known as the Dawson Tract for 450" feet, more or less; on the East for 150" feet, more or less by a perpendicular line along the other balance of the N/F Richardson Tract herein concerned; On the South by other portions of the N/F Richardson Tract in a line parallel to the N/F Dawson Tract to the new Right of Way of Highway 170; On the West by the Right of Way of Highway 170.

TAX MAP NO: R600 029 000 0002 0000

- 7/16
Clerk's Office
2010
14. The Court shall issue Titles Under Order of Court to confirm title in the names above. The attorneys for each party shall prepare said documents for their respective clients, preferably from a new plat. It is anticipated that Mr. Bush's clients may receive title by the way of a corporation or LLC.
15. The funds from the condemnation action shall be distributed as follows:
- The Law Offices of Darrell Thomas Johnson, Jr., LLC, as Plaintiff's attorney, shall receive Ten Thousand and No/100's Dollars (\$10,000.00), from the Common Fund.
 - The Law Offices of Clifford Bush, LLC, shall receive Ten Thousand and No/100's Dollars (\$10,000.00), from the Common Fund.
 - The necessary amount shall be paid to the Beaufort Treasurer to redeem the Richardson Tract from Tax Sale.

- d. The sum of One Thousand One Hundred and No/100's Dollars (\$1,100.00) shall be escrowed for the 2014 taxes with Plaintiff paying any shortfall.
 - e. The sum of Two Thousand and No/100 Dollars (\$2,000.00) shall be paid to Gasque & Associates Inc., for preparation of the above referenced new Plat.
 - f. The sum of One Thousand Five Hundred and No/100 Dollars (\$1,500.00) shall be paid to R. Thayer Rivers, Jr. Esquire for his services as Guardian Ad Litem.
 - g. The balance shall be paid 11.61% to the Law Office of Darrell Thomas Johnson, Jr. and 88.39% to The Law Office of Clifford Bush.
 - h. Any additional fees or costs shall be a matter between the respective attorneys and their respective clients.
16. The issues in the case have been hotly contested and the parties have met in the middle to amicably resolve the issues and avoid the uncertainty and cost of additional litigation.
17. As to Tax Map number R600-029-000-0144-000, Mr. Clifford Bush's Defendant become the sole owner of any claims and upon request may be realigned as Plaintiffs once all issues are conducted as to original Plaintiffs.
18. The Court reserves all of the remaining issues for further Order of this Court, but this Decree shall be a final Order with regard to issues ruled upon herein.

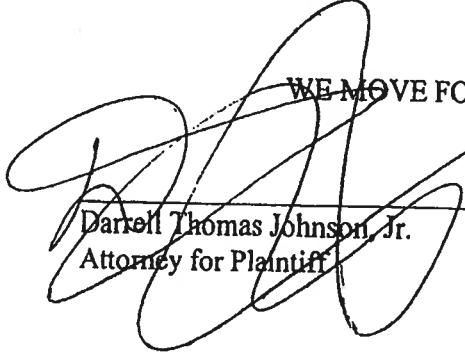
SO ORDERED

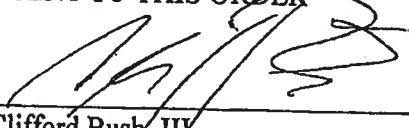


Marvin H. Dukes, III
Master in Equity for Beaufort County

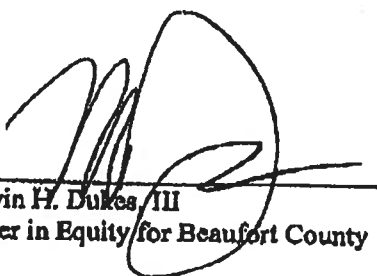
Dated: September 29, 2014
Beaufort, South Carolina

WE MOVE FOR AND CONSENT TO THIS ORDER



Darrell Thomas Johnson, Jr.
Attorney for Plaintiff

Clifford Bush, III
Attorney for Defendants


Marvin H. Dukes, III
Master in Equity for Beaufort County

Dated: September 29, 2014
Beaufort, South Carolina

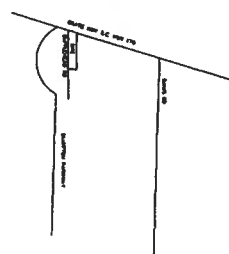
WE MOVE FOR AND CONSENT TO THIS ORDER


Darrell Thomas Johnson, Jr.
Attorney for Plaintiff


Clifford Bush, III
Attorney for Defendants

I concur *RT, Ray, Linda* Guardian ad
litem

Attachment # 2: Plat

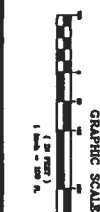


NOTES:
1) THE BOUNDARY BETWEEN SECTION 16, TOWNSHIP 12N, RANGE 10E, AND SECTION 17, TOWNSHIP 12N, RANGE 10E, IS SHOWN BY A DASHED LINE.
2) THE PLAT DOES NOT CONVEY THE RIGHT OF WAY OF THE STATE OF MISSISSIPPI OR ANY OTHER STATE OR FEDERAL AGENCY.
3) THE PLAT DOES NOT CONVEY THE RIGHT OF WAY OF THE STATE OF MISSISSIPPI OR ANY OTHER STATE OR FEDERAL AGENCY.
4) THE PLAT DOES NOT CONVEY THE RIGHT OF WAY OF THE STATE OF MISSISSIPPI OR ANY OTHER STATE OR FEDERAL AGENCY.
5) THE PLAT DOES NOT CONVEY THE RIGHT OF WAY OF THE STATE OF MISSISSIPPI OR ANY OTHER STATE OR FEDERAL AGENCY.
6) THE PLAT DOES NOT CONVEY THE RIGHT OF WAY OF THE STATE OF MISSISSIPPI OR ANY OTHER STATE OR FEDERAL AGENCY.
7) THE PLAT DOES NOT CONVEY THE RIGHT OF WAY OF THE STATE OF MISSISSIPPI OR ANY OTHER STATE OR FEDERAL AGENCY.
8) THE PLAT DOES NOT CONVEY THE RIGHT OF WAY OF THE STATE OF MISSISSIPPI OR ANY OTHER STATE OR FEDERAL AGENCY.
9) THE PLAT DOES NOT CONVEY THE RIGHT OF WAY OF THE STATE OF MISSISSIPPI OR ANY OTHER STATE OR FEDERAL AGENCY.
10) THE PLAT DOES NOT CONVEY THE RIGHT OF WAY OF THE STATE OF MISSISSIPPI OR ANY OTHER STATE OR FEDERAL AGENCY.

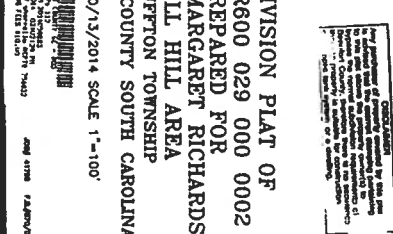
- REFERENCES:
- 1) TAX MAP 029 000 0002 0000
 - 2) TAX MAP 029 000 0002 0000
 - 3) TAX MAP 029 000 0002 0000
 - 4) TAX MAP 029 000 0002 0000
 - 5) TAX MAP 029 000 0002 0000
 - 6) TAX MAP 029 000 0002 0000
 - 7) TAX MAP 029 000 0002 0000
 - 8) TAX MAP 029 000 0002 0000
 - 9) TAX MAP 029 000 0002 0000
 - 10) TAX MAP 029 000 0002 0000

GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
2200 W. 10TH AVE., SUITE 100
DENVER, CO 80202
(303) 733-1100

Subdivision Plat of
Tax Parcel R600 029 000 0002 0000
Heirs of Margaret Richardson
Bull Hill Area
Beaufort County South Carolina
Date 10/13/2014 Scale 1"=100'



SUBDIVISION PLAT OF
TAX PARCEL R600 029 000 0002 0000
PREPARED FOR
HEIRS OF MARGARET RICHARDSON
BULL HILL AREA
BEAUFORT COUNTY SOUTH CAROLINA
DATE 10/13/2014 SCALE 1"=100'



Attachment # 3: Deed with Restrictions and Conditions

4
D.T. Johnson
8/28/14

RECORDED
2014 Oct -10 02:44 PM

Shaun G. Burns
BEAUFORT COUNTY AUDITOR

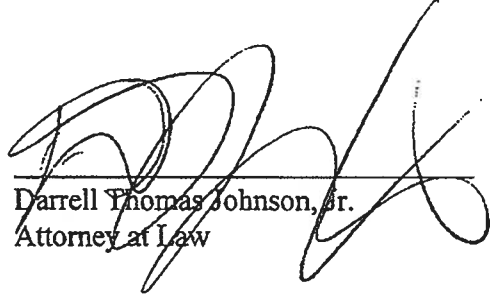


BEAUFORT COUNTY SC - ROD
BK 3351 Pgs 1407-1410
FILE NUM 2014048449
10/06/2014 04:36:02 PM
REC'D BY fjenkins RCPT# 755025
RECORDING FEES \$10.00

ADD DMP Record 10/9/2014 12:16:50 PM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R600 029 000 0006 0000 00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

Whereas, the attached Deed is being re-recorded to add restrictions/conditions that were
inadvertently not originally included.
Book 2993 Pg 2037


Darrell Thomas Johnson, Jr.
Attorney at Law

September 23, 2014

STATE OF SOUTH CAROLINA

COUNTY OF: BEAUFORT

IN THE MATTER OF: ESTATE OF JESSE BUSH

IN THE PROBATE COURT

DEED OF DISTRIBUTION

CASE NUMBER: 2008-ES-07-00785

WHEREAS, the decedent died on 08-22-2008; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Beaufort County, South Carolina in File # 2008-ES-07-00785; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: JAMES BUSH, EVELINA PERRY, JAMES HAMILTON & JOHN BUSH

Address: POST OFFICE BOX 517

BLUFFTON, SOUTH CAROLINA 29910

the following described property:

All my right title and interest in the following property to-wit:

SEE ATTACHED EXHIBIT "A"


BEAUFORT COUNTY SC - ROD
BK 02893 PGS 2037-2039
FILE NUM 2010050186
09/22/2010 12:50:00 PM
REC'D BY S SMITH RCPT# 629183
RECORDING FEES 10.00

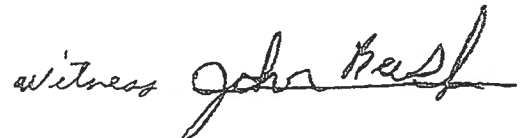
PROVIDED HOWEVER:

1. That Larry Bush is entitled to any unpaid balance of his specific bequest from any sale of the property;
2. That the Law Offices of Darrell Thomas Johnson, Jr., LLC is entitled to ten percent (10%) of the net proceeds of any sales, as an earned contingent fee. It is the clear understanding that no statute of limitations will apply, in consideration of the Law Offices of Darrell Thomas Johnson, Jr., LLC not insisting upon a sale at any particular time.


EVELINA PERRY

SUBSCRIBED AND SWORN TO before me
This 2nd day of October, 2014.


NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 9-29-2016

witness 

TOGETHER with all and singular the Rights Members Hereditaments and Appurtenances to the said Premises/Property belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said JAMES BUSH, EVELINA PERRY, JAMES HAMILTON and JOHN BUSH their heirs and assigns forever.

IN WITNESS WHERE OF the undersigned as Personal Representative of the estate of the decedent has executed this Deed, on this 3 day of August, 20 10.

SIGNED, SEALED AND DELIVERED

Estate of: ESTATE OF JESSE BUSH

IN THE PRESENCE OF

by Signature:

Evelina Perry

Witness:

[Signature]

Witness:

[Signature]

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF BEAUFORT

PERSONALLY appeared before me Darrell Thomas Johnson, Jr. and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with Joyce L. Leavelle witnessed the execution thereof.

SWORN to before me this 3rd day of

August, 20 10

Witness Signature:

[Signature]

[Signature]

Notary Public for South Carolina

My Commission Expires:

9-29-2014

EXHIBIT "A"

All that certain piece, parcel or tract of land known as a part of the Bull Hill tract, situate, lying and being in Bluffton Township, County and State aforesaid, and containing (15 1/2) fifteen and one-half acres, the half acre once belonging to Hager Bush. Bounded as follows: on the North by lands of J. G. Verdier, on the West by the Public Road, South by William Brown, East by J. G. Verdier, as per plat drawn by Wm. Mew.

This being that same property that conveyed to Jesse Bush by deed dated June 3, 1987 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 483 at Page 987.

Believe shown as TMS#: R600 029 020 0006

ALSO:

All that certain piece, parcel or lot of land, lying and being situate in the Bull Hill area of the Town of Bluffton, Beaufort County, South Carolina, consisting of 10.00 acres, more or less, and being more particularly bound and described as follows:

Beginning at a point along the 66' Right-of-Way of SC Highway 170 and running N40°23'34"E for a distance of 578.15' feet, more or less, to a point; then turning and running S87°36'44"E for a distance of 1006.27' feet, more or less, along lands N/F of Rebecca Dawson, to a point; then turning and running S00°43'48"W for a distance of 415.98' feet, more or less, along a 5.00 acre tract, to a point; then turning and running N89°16'12"W for a distance of 1374.88' feet, more or less, along a proposed 50' Right-of-Way to the point of beginning.

For a more particular description as to courses, distances, metes and bounds, reference is made to that certain Plat prepared for George Creek by Michael A. Mack, P.L.S., dated May 9, 2001 and recorded in Plat Book 94 at Page 94 in the Office of the ROD for Beaufort County, South Carolina.

This property was acquired by the deceased Jesse Bush by adverse possession, ouster, and/or inheritance.

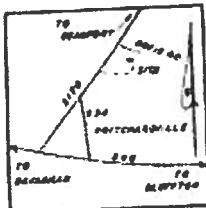
This property is said to have been acquired through Margaret Richardson. No deed has been found to Margaret Richardson, but her title is reflected in Mortgage Book 15 at Page 99 and dated April 22, 1912.

Believed shown as TMS#: R600 029 000 0002 0000

Attachment # 4A: Easement

158

PB 36 P 15
5-2-89
Nancy & King
RACE



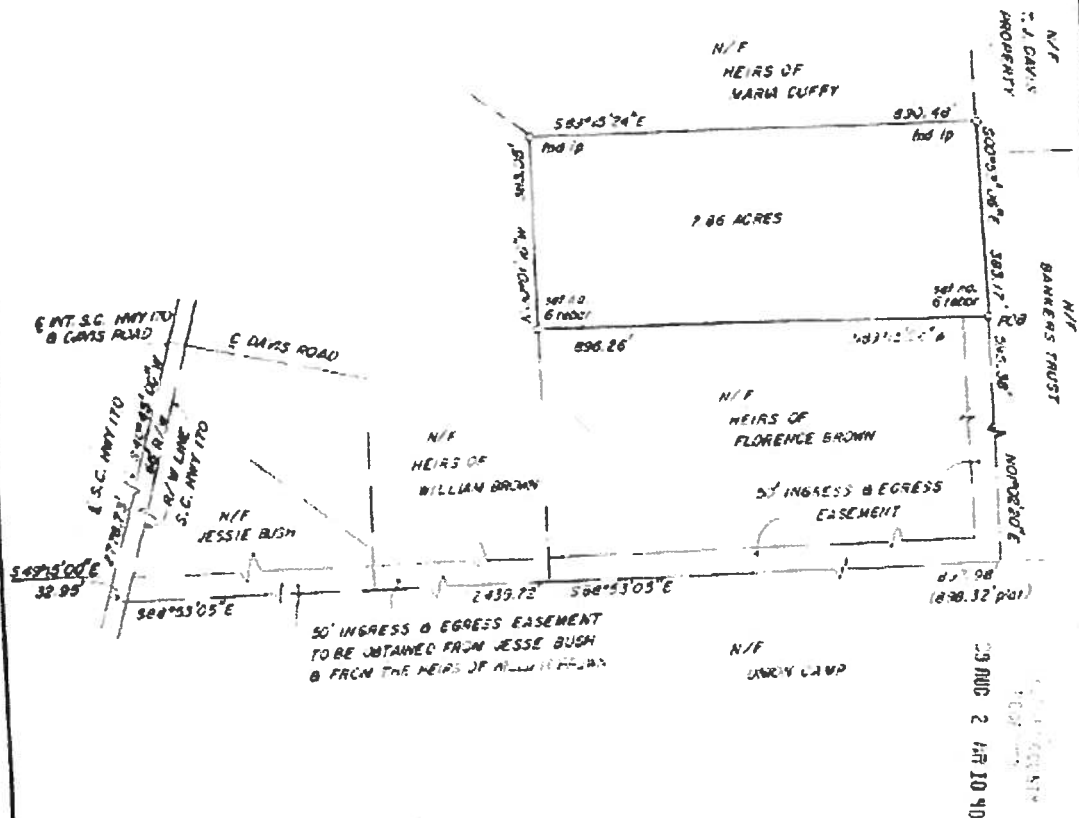
N.E.S. LOT LOCATION

A MAP OF

A 7.86 ACRE PARCEL CUT FROM LANDS
N/F OF THE HEIRS OF FLORENCE BROWN
IS RECORDED IN THE OFFICE OF THE RE-
CORDEER FOR MESNE CONVEYANCE FOR
BEAUFORT COUNTY

FOR
OTTO REYNOLDS

NOTE: Bearings are true
bearings based on
solar observations



NOTE: This is a revision of a map dated
November 12, 1988 showing 5.0
acres increased to a map of 7.86
acres.

EXEMPT

The subdivision plan shown herein is exempt from the
requirements of the Beaufort County Development Standards

under the provisions of Article 12

Section 22-1

Certified by

Date

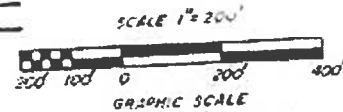
Beaufort County Joint Planning Commission

I hereby certify that the copy of production of the field survey
is 1/1500 or better and the area was determined by
coordinate method.

I hereby certify that the map shows all areas are correct
and there are no encroachments other than shown.

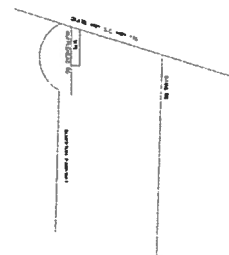
Richard Kesselring
RICHARD KESSELRING, P.L.S. 8105

BEAUFORT COUNTY,
SOUTH CAROLINA



RICHARD KESSELRING
PO BOX 839
HARDEEVILLE, S.C. 29927-0839
PH NO. (803) 784-2901

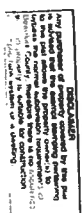
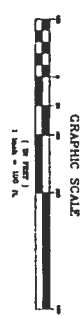
DATE: JUNE 29, 1989
JOB NO. R-504



- 1) REASONING SCHEMATIC REASONING AND ANALYZING PROBLEMS AND SITUATIONS TO LOCAL ATTRIBUTION
- 2) THEIR PLACES AND IDENTITY IN LOCAL ATTRIBUTION
- 3) OF REIGNERS AND REPRESENTATIVES OF U.S. ARMY CORPS
- 4) ON COMBATIVE ATTITUDE
- 5) LOCATION OF ARMED FORCES UNITED AND FROM SUBJECT
- 6) THEIR PLACES AND IDENTITY IN LOCAL ATTRIBUTION
- 7) THEIR PLACES AND IDENTITY IN LOCAL ATTRIBUTION
- 8) CORPORATIONS AND NOT IMPERIALLY TO ADDITIONAL
- 9) ARMED FORCES ON SUBJECTS AND CHANGES OF THEIR APPEARANCE
- 10) TO REINFORCE THE CREDIBILITY ON NON-COMBATANT OF ARM
- 11) ON COMBATIVE ATTITUDE AND FROM SUBJECT
- 12) THEIR PLACES AND IDENTITY IN LOCAL ATTRIBUTION
- 13) THEIR PLACES AND IDENTITY IN LOCAL ATTRIBUTION
- 14) THEIR PLACES AND IDENTITY IN LOCAL ATTRIBUTION
- 15) THEIR PLACES AND IDENTITY IN LOCAL ATTRIBUTION
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- 67) THEIR PLACES AND IDENT

- REFERENCES:**
- 1) I.R.S. 9002 0000 0000
 - 2) PAUL BY MICHAEL TESSERUNG
PAUL BOOK 38, PAGE 128
BLADFORD COUNTY N.C. OFFICE
 - 3) PAUL BY MICHAEL TESSERUNG
PAUL BOOK 12, PAGE 42
BLADFORD COUNTY N.C. OFFICE
 - 4) PAUL BY COUNTY SUPERINTENDENT, N.C.
PAUL BOOK 76, PAGE 37
BLADFORD COUNTY N.C. OFFICE
 - 5) PAUL BY MICHAEL TESSERUNG
PAUL BOOK 38, PAGE 94
BLADFORD COUNTY N.C. OFFICE

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
28 MORTONSON, WILLET CIRCLE, BALTIMORE, SC
P.O. BOX 1343, BALTIMORE, SC
(813) 522-1786



Attachment # 4B: Easement

3
10 RW
Vaux
6843
5/11/03
Ecmw

Prepared without benefit of title
examination by and return to:

William F. Marscher, Esquire
VAUX & MARSCHER, P.A.
16 William Pope Dr. Suite 204
Bluffton, South Carolina 29910

BEAUFORT COUNTY SC - ROD
BK 01833 PG 2294
FILE NUM 2003070852
09/05/2003 02:10:27 PM
REC'D BY R WEBB RCPT# 181121
RECORDING FEES 10.00
County Tax 3.30
State Tax 7.80

RECORDED
2003 Sep -16 01:58 PM
Sharon G. Burns
BEAUFORT COUNTY AUDITOR

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) QUITCLAIM DEED

TO ALL WHOM THESE PRESENTS MAY COME:

NOW, KNOW ALL MEN BY THESE PRESENTS, That I the said JESSE BUSH, Jr. in consideration of the premises and also in consideration of sum of **THREE THOUSAND DOLLARS AND NO/100 (\$3000.00)** to me in hand paid at and before the sealing and delivery of these presents by **Bay Realty, Inc.**, a South Carolina Corporation, **117C Mariner's Point, Hilton Head Island, SC 29926** (the receipt whereof is hereby acknowledged) have remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said **Bay Realty, Inc.**, its successors and assigns forever, in fee simple, the following described property to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular the rights, members, hereditaments and appurtenance 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 **Bay Realty, Inc.**, its successors and assigns, forever so that neither I, the said **Jesse Bush** nor my heirs, nor any other person or persons, claiming under me or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part of parcel thereof, forever.

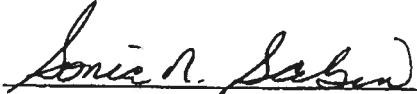
ADD DMP Record 9/16/2003 11:56:37 AM
BEAUFORT COUNTY TAX MAP REFERENCE


Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0144	0000	00

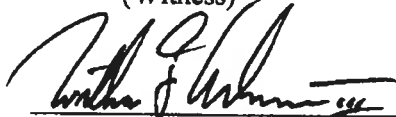
Jesse Bush

Witness my hand and seal this 23rd day of June, 2003.

Signed, Sealed and Delivered
in the presence of


(Witness)


Jesse Bush


(Notary)

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do certify that Jesse Bush personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal the 23rd day of June, 2003

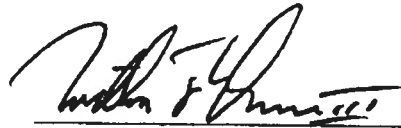

Notary Public for South Carolina
My commission expires: 12-27-07

EXHIBIT "A"

All that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina and containing 5.00 acres, more or less, and being more particularly shown and described as "5.00 ACRES" on that certain plat entitled "Boundary Survey of: 5.00 Acres out of the lands of Jesse Bush, Bull Hill Area, Bluffton Township, Beaufort County, South Carolina", dated May 9, 2001, prepared by Michael A. Mack, S.C.R.L.S. No: 12244 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 0094 at Page 0094. For a complete description as to the metes bounds, courses and distances of said parcel, reference to said plat of record is craved.

TOGETHER WITH:

All of Grantors right, title, and interest (if any), in and to any strip, parcel, or gore of land along the southern boundary of said 5.00 acre parcel and the boundary line of the adjoining property which is now or formerly the property of SP Forests, L.L.C. It being the intention of this provision, that Jesse Bush conveys herein the entirety of the eastern portion of parcel R600 029 000 0002 0000 to the Grantee herein and that he should not retain any property between the southern boundary of the 5.00 acre parcel and the adjoining property owner.

AND:

A right of ingress and egress and for utilities access on that certain 50' R/W shown as "Bufflehead Road" on the above referenced plat.

This Deed was prepared by William F. Marscher, III, of Vaux & Marscher, P.A., P.O. Box 769, 1251 May River Road, Bluffton, SC 29910 without the benefit of title examination.

BFT CTY TAX MAP No: A Portion of R600-029-000-0002-0000



Attachment # 4C: Easement

3/10/08
Palmetto Electric

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

EASEMENT

BEAUFORT COUNTY SC- ROD

BK 02635 PGS 0446-0448

DATE: 10/05/2007 10:43:33 AM

INST # 2007074519 RCPT# 513115

KNOW ALL MEN BY THESE PRESENTS that the undersigned Heirs of Margaret Richardson (hereinafter "GRANTOR"), for good and valuable consideration, and One (\$1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the covenants and conditions expressed herein, do hereby grant bargain and sell and by these presents have granted, bargained and sold unto PALMETTO ELECTRIC COOPERATIVE, INC., its Successors and Assigns (hereinafter "GRANTEE") the nonexclusive right to enter the following described lands for the purpose of erecting, operating and maintaining underground electric and communications systems.

ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES: 1 Lot
TAX DISTRICT: R600
PLAT & PARCEL NO.: 029-000-0144-0000
AREA OF COUNTY: _____
TOWN/TOWNSHIP: Bluffton
PLANTATION/SUBDIVISION: _____
LOCATION: Bluffton PKWY
LOT: _____
PLAT REFERENCE: Book: _____ Page: _____
OTHER: Deed Book 1833 / 2294

Said easement being Ten (10') feet in width, parallel and adjacent to the Southern property line of the above referenced property and being within the 50' Ingress and Egress Easement as shown on Plat Book 36 at Page 158, recorded on 8/2/1989 in the Register of Deeds Office for Beaufort County, South Carolina.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the PALMETTO ELECTRIC COOPERATIVE, INC., its Successors and Assigns forever.

J:\Contract\Easement Form (Revised 2004)

AND I (WE) do hereby bind myself (ourselves) and my (our) Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me (us) and my (our) Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

The grant of this easement is subject to the following terms and conditions:

1. That Grantee's right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an underground electric or communications system.
2. That Grantor hereby reserves the right to use or convey the property which is subject of this Easement in any manner whatsoever which does not interfere with the use and enjoyment of the Easement.
3. That Grantor hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of Grantor.
4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment.
5. That any equipment placed in said easement area shall be in a location mutually agreeable between Grantor and Grantee.

WITNESS my (our) Hand(s) and Seal(s), this 3rd day of October, in the year of our Lord Two Thousand Seven.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(Witness #1 Signature)

Print Name: George A CHEY

(Witness #2 Signature)

Name: Lucas M. Paulick


Signature

Print Name: LESSIE B. B. JR

Print

PROBATE

(Witness #1 or #2)

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 12-15-2015

Attachment 4 D: Order

JR # 107371

STATE OF SOUTH CAROLINA)	IN THE COURT OF COMMON PLEAS
COUNTY OF BEAUFORT)	CASE NUMBER: 98-CP-07-356
EUNICE REYNOLDS, Personal Representative of the Estate of Edward Otto Reynolds,)	
Plaintiff,)	
v.)	
JESSE BUSH, TINAN BROWN, EPHRIM BROWN, RUTHIE MAE BROWN, GEORGE BROWN, LEE BUSH, TOM BUSH, GEORGE BUSH, II, and THELMA BUSH, believed to be the sole heirs of WILLIAM BROWN,)	
Defendant.)	

O R D E R

CLERK OF COURT
BEAUFORT, S.C.

98 OCT 15 AM 10:34

This matter came to be heard before me at Beaufort, South Carolina, on September 1, 1998, at 2:00 P.M. Present was the Plaintiff, Eunice Reynolds, along with her attorney R. Thayer Rivers, Jr. Additionally present was Jesse Bush, along with his attorney, Darrell Thomas Johnson, Jr. The remaining Defendants were not present and were in default with the exception of George Bush, II, who had filed a pro-se answer which admitted the allegations of the Complaint.

This is an action to establish a right-of-way across lands owned by Jesse Bush, as well as the heirs of William Brown. It appears from the pleadings and exhibits made that the Estate of Edward Otto Reynolds owns a parcel 7.86 acres which lies to the east of South Carolina Highway 170, and uses a long existing dirt road for ingress and egress to that highway. If further appears that the Brown heirs also have a parcel which adjoins the Reynolds

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property and uses the same dirt road for ingress and egress to Highway 170. The Defendant, Jesse Bush, owns the parcel between the Brown heirs, the Reynolds Estate and South Carolina Highway 170. The Reynolds Estate brought an action to establish a fifty (50') foot right-of-way leading from its premises through the lands of Brown and Jesse Bush to South Carolina Highway 170. It further appears that the Defendant, Jessie Bush, has granted a fifty (50') easement for ingress and egress to both the Brown heirs and to the Estate of Edward Otto Reynolds. This easement is attached to the Complaint, and is recorded along with a Summons, Complaint and Lis Pendens. Testimony was taken to establish that the defaulting Defendants were in fact the heirs of William Brown, and that this action would grant to the Plaintiff a valid easement across their properties to South Carolina Highway 170.

Testimony was thereafter taken from Jesse Bush, who, in addition to being the lifelong adjoining property owner, is also kin to the William Brown heirs.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based upon the exhibits and testimony presented to me, I make the following Findings of Fact and Conclusions of Law:

1. That the Defendants, Jesse Bush, Tinan Brown, Ephrim Brown, Ruthie Mae Brown, George Brown, Lee Bush, Tom Bush, and Thelma Bush have been duly served in this matter and are now in default.

2. The Defendant, George Bush, II, has been duly served and has filed an answer in which he admits the allegations of the Complaint.

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3. That the Defendant, Jesse Bush, admits to the allegations of the Complaint.

4. That William Brown died many years ago leaving six (6) children, Tinan Brown, who is alive and a Defendant in this action. Sonny Brown, who died leaving one heir, Ephrim Brown, who is alive and a party to this action. A daughter who died leaving two (2) children, namely, Ruthie Mae Brown and George, who are alive and are parties to this action. Henrietta Brown who died without spouse or child. Benjamin Brown who died without wife or child. Annabell Brown Bush who died leaving Lee Bush, Tom Bush, George Bush, II, and Thelma Bush, all of whom are alive and are parties to this action.

5. That on August 2, 1987, the late Edward Otto Reynolds recorded a plat in Plat Book 36 at Page 158, in the RMC Office of Beaufort County, which shows a fifty (50') ingress and egress easement from his property across lands of Brown and Bush to South Carolina Highway 170, thereby giving him color of title to this for a period of over ten (10) years.

6. That testimony by Jesse Bush indicates that there was open hostile and notorious possession of this fifty (50') foot easement by Edward Otto Reynolds and his predecessor had title for a period of more than twenty (20) years prior to the commencement of this action.

7. That through both common law, adverse possession for a period of twenty (20) years and color of title adverse possession for a period of in excess of ten (10) years Edward Otto Reynolds and his Estate has acquired the fifty (50) foot easement which is

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shown on the plat recorded in Plat Book 36 at Page 158 in the RMC Office of Beaufort County, South Carolina.

IT IS HEREBY ORDERED AS FOLLOWS:

1. That the Estate of Edward Otto Reynolds has a fee simple easement fifty (50') in width from its premises to South Carolina Highway 170 across the properties of Brown and Jesse Bush. This easement is shown on a plat recorded in Plat Book 36 at Page 158 in the RMC Office of Beaufort County, South Carolina.

2. That by way of the easement conveyed by Jesse Bush, the Heirs of William Brown have a valid fifty (50') easement from their premises across the lands of Bush out to South Carolina Highway 170.

IT IS SO ORDERED.


THOMAS KEMMERLIN, JR.
MASTER IN EQUITY FOR BEAUFORT COUNTY

October 15, 1998.

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**Attachment # 6: Any Other Documents
(See attached Abstract of Title Search)**

Search Type: Full
Property Description: 7.80 acres

FILE No.: _____

Property Address: 3147 Okabe Hwy, Bluffton

Purchaser: Mosaic Development, LLC

Tax Liens: _____

Judgments: _____

CHAIN OF TITLE	Book/Page
Evelina Remy, James Bush, James Hamilton # <u>08/26/2015</u> <u>John Bush</u> <u>7.80 acres</u> <u>02/10/20/2015</u>	<u>3437/1551</u>
Martin H Dukes, III, MIE c/A 2011-CP-07-1004 QTA	

TAX INFORMATION

Tax Map Reference: R600 029 000 0002 AIN No.: 00496010
Land Assmt: 368,200 Bldg. Value: 0 Appraised Value: 368,200
Assessed Ratio: _____ Assessed: _____ Exempt: _____ Limited/Capped: _____
Tax Year: 2022 Base Tax: \$ 027.63 Penalties/Fees: \$ 219.14 Paid/Due: _____
20 _____ Tax: \$ _____ Paid/Due: _____
20 _____ Tax: \$ _____ Paid/Due: _____
Rental Tax: AIN No.: _____ Tax: \$ _____ Paid/Due: _____
Mobile Home Tax: PIN No.: _____ Tax: \$ _____ Paid/Due: _____
Tax Sale: _____

MORTGAGE INFORMATION

- Mortgagor: James Hamilton
Mortgagee: Law Offices of Darrell Thomas Johnson, Jr.
Amount: \$ 5,000.00 Book/Page: 3454 p 993 Dated/ Rec'd: D: 1-5-16 R: 1-7-16
Assigned / Modified: _____
- Mortgagor: James Hamilton
Mortgagee: Law Offices of Darrell Thomas Johnson, Jr.
Amount: \$ 5,000.00 Book/Page: 3556 p 2495 Dated/ Rec'd: D: 3-2-17 R: 3-6-17
Assigned / Modified: _____

LIENS

Tax Liens: See attached UCC: None Mech/Misc Liens: None
SC Dept E/W Liens: See attached Judgments: See attached Lis Pendens: None

Plat: PB 139 p 112, PB 94 p 94

Restrictions: None

Easements: Utility easement 2635/434 Subj. to Easement in B1833 p 2294

Repurchase: None

CHAIN OF TITLE

Property: 7.80 acres

3147 Gladie Hwy, Bluffton

James Bush, Evelina Perry, 10 ac	D 8/3/2010 R 10/6/2010	3351 / 1407
James Hamilton, and John Bush		re-recorded
Estate of Jesse Bush	D 8/3/2010 R 9/22/2010	2993 / 2037
BC Case # 2008-ES-02-00785		
Jesse Bush, Jr. QCD 15 ac	D 6/3/1987 R 8/10/1987	453 / 987
Ned Bush, David Bush, Francis Bush		
Hrs of Margaret Richardson c/o Jesse Bush		At C Cards 1955-1976
Margaret Richardson 15 ac	D 9/1/1883	unrecorded but
Frances Grayson Verdier, Julia M.		found in
Verdier, and William Rivers Maxwell		C/A 2011-CP-07-1004
Verdier (contains plat prepared by GM Buckner		dated 3/10/1883)

LIENS

John Bush

* SCDEW 10/10/22 542.89 -
* SCDEW 6/5/23 88.29
* SCDOE 1/8/2016 411.21
EXP First Fed Bnk v John W. Bush, Jr. 22,405.29 + interest
1/30/2013

James Bush

EXP SCDOE R. 4/20/2011 394.73
* Bft. County v. James Bush 1,611.61
2014 CP07-3226 12/19/2014

* Bft. County v. James Bush 1,323.79
2014 CP07-3227 12/19/2014

* Bft. County v. James Bush 1,189.64
2014 CP07-3224 12/19/2014

EXP Melissa Taylor v. James Bush 1,650.00
2013 CP07-157 1/24/2013

EXP Brown v. James Bush Paid by Insurance
2022 CP07-91 2/9/2022
Wrongful death Settlement.

James Hamilton

* SCDOE lein ID ~~1049061~~ 1,270.12 0.00
3517372561 - ~~1,068.74~~ 1,013.24
~~3517234313~~ 2,708.62 0.00

* Need: ☐ Proof of Payment
☐ Name Affidavit - not one and the same person
☐ Paid at closing or before closing.

James Bush - Bft. County - James Bush
* 2014 CP07-3228 - 12/19/2014



STATE OF SOUTH CAROLINA
DEPARTMENT OF
EMPLOYMENT AND WORKFORCE

Additional Lien Information

Tax Payer Name: John Bush
Address: 3906 Old Club Drive NE, Atlanta, GA30319

Lien Id:	881608	Issued Date:	10/19/2022 12:00:00 AM
Status:	Active	Satisfied Date:	
Issued At:	Aiken	Last Updated:	10/19/2022 12:00:00 AM
Lien Period:	Q1-2020, Q2-2020, Q3-2020		
Due Amount:	\$370.27	Penalty Amount:	\$82.78
Interest Amount:	\$89.84	Fees Amount:	\$0.00
Due Amount:	\$370.27	Penalty Amount:	\$82.78
Lien Amount:	\$542.89	Balance Amount:	\$542.89

Balance amount may not include the entire balance of the lien as additional interest may have accrued. Please log into your SUITS self-service portal at <https://uitax.dew.sc.gov/> or contact us at 1-866-831-1724 for the entire balance due.



STATE OF SOUTH CAROLINA
DEPARTMENT OF
EMPLOYMENT AND WORKFORCE

Additional Lien Information

Tax Payer Name: John Bush
Address: 2275 Fairhaven Circle NE, Atlanta, GA30305

Lien Id:	1038830	Issued Date:	6/5/2023 12:00:00 AM
Status:	Active	Satisfied Date:	
Issued At:	Richland	Last Updated:	6/5/2023 12:00:00 AM
Lien Period:	Q1-2023		
Due Amount:	\$54.89	Penalty Amount:	\$20.00
Interest Amount:	\$13.40	Fees Amount:	\$0.00
Due Amount:	\$54.89	Penalty Amount:	\$20.00
Lien Amount:	\$1393.88	Balance Amount:	\$88.29

Balance amount may not include the entire balance of the lien as additional interest may have accrued. Please log into your SUITS self-service portal at <https://uitax.dew.sc.gov/> or contact us at 1-866-831-1724 for the entire balance due.

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STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
Notice of State Tax Lien

W-131-F
(Rev. 04/29/22)
2048

dor.sc.gov

A state tax lien has been filed for the taxpayer below:

Last Updated:

09/01/23

Tax Lien Number: 3518929083

Tax: \$210.00

Legal Name: BUSH JOHN

Penalty: \$69.30

Taxpayer ID: ***-**-0925

Interest: \$106.89

Status: Active

Costs: \$25.02

Issued: Richland

Balance Due: \$411.21

Period(s) Covered: 12/31/11

Tax Type: Individual Income Tax

Transmit Address: 333 PUTNAM DRIVE NARRAGANSETT RI 02882-0000

Date Filed: 01/08/16

The South Carolina Department of Revenue issued this tax lien on the State Tax Lien Registry in compliance with S.C. Code Ann. §§ 12-54-120 and 12-54-122.

The total amount shown, plus all additional interest, penalties, and fees that accrue, is a lien in favor of the Department on all real and personal property currently owned or hereafter acquired by the taxpayer named in this notice. This lien will remain until the debt is paid.

STATE OF SOUTH CAROLINA

COUNTY OF

Beaufort

DEC 19 PM 12:37

STATE

V.

CLERK OF COURT
BEAUFORT COUNTY, S.C.

DEFENDANT

James Bush

IN THE COURT OF GENERAL SESSIONS

2014-CP-07-03226

NO.

09-GS-07-1836

CIVIL JUDGMENT

Hearing Date:

12/19/14

This matter came before me on the above mentioned date, pursuant to a motion to require the defendant to show cause why the defendant's default in paying fines and restitution (strike inapplicable) should not be treated as a civil judgment and a judgment lien attached. After hearing the evidence, I find that no cause was shown why judgment should not be entered for the unpaid balance of fines and restitution (strike inapplicable). I find the unpaid balance of the fine and restitution (Strike inapplicable) due and the payee to be as stated below.

It is therefore ordered adjudged and decreed that the payee, shall have judgment against the defendant in the sum stated below. It is further ordered that the clerk of court enter this judgment in the civil judgment records of the court. All of which is ordered pursuant to S. C. Code Ann. 17-25-323.

Payee's Name LEC Properties		
Payee's Address 505 North 20th St.		
Street Suite 1015		
City Birmingham	State AR.	Zip 35203

The Defendant is ordered to pay to the Payee the sum of

\$

1,611.61

DACOR

Presiding Judge's Signature 		Date 12/19/14
Judge's Name Printed Garner Muller		Beaufort, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF

Beaufort

2014 DEC 19 PM 12:37

IN THE COURT OF GENERAL SESSIONS

2014-CP-07-03227

NO.

07-GS-07-1836

STATE

v.

DEFENDANT

James Bush

CIVIL JUDGMENT

Hearing Date:

12/19/14

This matter came before me on the above mentioned date, pursuant to a motion to require the defendant to show cause why the defendant's default in paying fines and restitution (strike inapplicable) should not be treated as a civil judgment and a judgment lien attached. After hearing the evidence, I find that no cause was shown why judgment should not be entered for the unpaid balance of fines and restitution (strike inapplicable). I find the unpaid balance of the fine and restitution (Strike inapplicable) due and the payee to be as stated below.

It is therefore ordered adjudged and decreed that the payee, shall have judgment against the defendant in the sum stated below. It is further ordered that the clerk of court enter this judgment in the civil judgment records of the court. All of which is ordered pursuant to S. C. Code Ann. 17-25-323.

Payee's Name	
Erickson Incop.	
Payee's Address	
PO Box 50666	
Street	Columbia, SC
City	State Zip
	29250

The Defendant is ordered to pay to the Payee the sum of

\$

1323.79

Presiding Judge's Signature



Date

2142

12/19/14

Judge's Name Printed

Carmen Muller

Beaufort S.C.

STATE OF SOUTH CAROLINA

COUNTY OF

Beaufort

2014 DEC 19 PM 12:38

STATE
V.J. J. JEROME
CLERK OF COURT
BEAUFORT COUNTY, S.C.

DEFENDANT

James Bush

Hearing Date:

12/19/14

IN THE COURT OF GENERAL SESSIONS

2014-CP-07-03224

NO.

09-GS-07-1836

CIVIL JUDGMENT

This matter came before me on the above mentioned date, pursuant to a motion to require the defendant to show cause why the defendant's default in paying fines and restitution (strike inapplicable) should not be treated as a civil judgment and a judgment lien attached. After hearing the evidence, I find that no cause was shown why judgment should not be entered for the unpaid balance of fines and restitution (strike inapplicable). I find the unpaid balance of the fine and restitution (Strike inapplicable) due and the payee to be as stated below.

It is therefore ordered adjudged and decreed that the payee, shall have judgment against the defendant in the sum stated below. It is further ordered that the clerk of court enter this judgment in the civil judgment records of the court. All of which is ordered pursuant to S. C. Code Ann. 17-25-323.

Payee's Name SCORPPS		
Payee's Address P.O. Box 50666		
Street		
City Columbia	State SC	Zip 29250

The Defendant is ordered to pay to the Payee the sum of

\$

1189.64

DACOR

Presiding Judge's Signature

Date

12/19/14

Judge's Name Printed

Carmen Muller

Beaufort, S.C.

1350

dor.sc.gov



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
Notice of State Tax Lien

W-131-F
(Rev. 04/29/22)
2048

A state tax lien has been filed for the taxpayer below:

Last Updated:

09/01/23

Tax Lien Number: 3517372561

Tax: \$578.00

Legal Name: HAMILTON JAMES R

Penalty: \$144.50

Taxpayer ID: ***-**-0152

Interest: \$308.25

Status: Active

Costs: \$42.49

Issued: Charleston

Balance Due: \$1,073.24

Period(s) Covered: 12/31/10

Tax Type: Individual Income Tax

Transmit Address: 4164 CLUB COURSE DR N CHARLESTON SC 29420-7520

Date Filed: 08/18/14

The South Carolina Department of Revenue issued this tax lien on the State Tax Lien Registry in compliance with S.C. Code Ann. §§ 12-54-120 and 12-54-122.

The total amount shown, plus all additional interest, penalties, and fees that accrue, is a lien in favor of the Department on all real and personal property currently owned or hereafter acquired by the taxpayer named in this notice. This lien will remain until the debt is paid.

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0002	0000	00



BEAUFORT COUNTY SC - ROD
BK 3437 Pgs 1551-1553
FILE NUM 2015055047
10/20/2015 04:43:40 PM
REC'D BY sherrellw RCPT# 791246
RECORDING FEES \$10.00

Address of Grantees:

Evelina Perry, James Bush, James Hamilton and John Bush
Post Office Box 517
Bluffton, S.C. 29910

RECORDED

2015 Nov -19 09:17 AM

BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA)

TITLE UNDER ORDER OF COURT

COUNTY OF BEAUFORT)

Case No.: 2011-CP-07-1004

TO ALL WHOM THESE PRESENTS SHALL COME:

I, Marvin H. Dukes, III, Master in Equity for Beaufort County, South Carolina,
SEND GREETINGS:

WHEREAS, I, Marvin H. Dukes, III, Master in Equity for Beaufort County, South Carolina, issued a Final Order and Judgment in the case of EVELINA PERRY, Plaintiff, vs. JESSE BUSH, SR., and His Heirs and Successors, *et al*, who may have or claim an interest in or lien upon the real property subject to this action as plead in the Plaintiff's Complaint, which was filed and pending in the Court of Common Pleas for Beaufort County, South Carolina, Case No. 2011-CP-07-1004, said Final Order and Judgment being filed with the Clerk of Court on September 30, 2014, and said Final Order and Judgment directed that Titles Under Order of Court be prepared, executed and recorded to consummate the partition of the real property subject to the action;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, Marvin H. Dukes, III, Master in Equity for Beaufort County, South Carolina, hereinafter Grantor, in consideration of Ten dollars, the receipt whereof is hereby acknowledged, have granted, bargained, and as directed by me, Marvin H. Dukes, III, in the aforesaid Final Order and Judgment, have sold and released and, by these presents, do hereby grant, bargain, sell and release unto Evelina Perry, James Bush, James Hamilton and John Bush, hereinafter Grantees, the following described real property, to wit:

All that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being shown as 7.80 acres, more or less, on that certain Plat prepared by David E. Gasque, dated October 13, 2014 and recorded in Plat Book 139 at Page 112 in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more particular description as to courses, distances, metes and bounds, reference is made to the aforementioned plat of record.

This being a portion of that same property conveyed to Margaret Richardson via unrecorded deed which is in the record of Case No. 2011-CP-07-1004 and being the portion granted to these parties by my Order and Decree Quietening Title to the Richardson Tract dated September 29, 2014 and filed September 30, 2014 in the Office of the Clerk of Court.

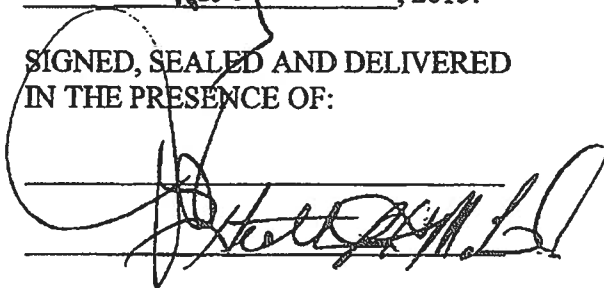
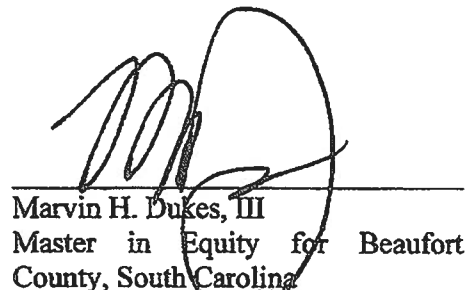
Believed shown as a portion of TMS#: R600-029-000-0002-0000.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said premises belonging or in anywise incident or appertaining, and all the estate, right, title, claim and interest whatsoever of the parties to the aforesaid civil action and of each of them, in and to the same, and all other persons rightfully claiming, from, under or by these or any of them.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned, unto the said Grantees, their heirs and assigns forever.

IN WITNESS THEREOF, I, Marvin H. Dukes, III, Master in Equity for Beaufort County, South Carolina, under and by virtue of the aforesaid Final Order and Judgment, have hereunto set my Hand and Seal this 26 day of Aug, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

A large, stylized handwritten signature in black ink, likely belonging to a witness, is written over a horizontal line.A large, stylized handwritten signature in black ink, likely belonging to Marvin H. Dukes, III, is written over a horizontal line.

Marvin H. Dukes, III
Master in Equity for Beaufort
County, South Carolina

This deed was prepared by the Law Offices of Darrell T. Johnson, Jr., LLC
300 Main Street, PO Box 1125, Hardeeville, SC 29927.

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

Heather ZH McLeod, the undersigned Notary Public for South Carolina, do certify that Marvin H. Dukes, III, Master in Equity for Beaufort County, South Carolina, personally appeared before me and, being first duly sworn, acknowledged due execution of the foregoing instrument.

Witness my Hand and Seal this 26th day of August, 2015.

Heather ZH McLeod
Notary Public for South Carolina
My Comm. Exp. 8/1/2020

- [illegible]

- 1) T&E, KIRO 68 0000 0001 0000
- 2) PAY FOR ROYALTY RECEIPTS
DATED AUGUST 31, 1989
P&L BOOK 118, PAGE 189
BOUTHERN COUNT. R&G, OFFICE
- 3) PAY FOR PHONES & HONOR. ENG. REC.
DATED MAY 31, 1990
P&L BOOK 118, PAGE 43
BOUTHERN COUNT. R&G, OFFICE
- 4) PAY FOR COSTLY SURVEYING CO., INC.
DATED MAY 31, 1990
P&L BOOK 118, PAGE 37
BOUTHERN COUNT. R&G, OFFICE
- 5) PAY FOR MOBILE, A HUCK
DATED MAY 8, 1991
P&L BOOK 64, PAGE 34
BOUTHERN COUNT. R&G, OFFICE

78 PROFESSIONAL VILLAGE CIRCLE, DEUPTONT, S.C.
P.O. BOX 1165, DEUPTONT, S.C.

THIS PAGE IS CONTAMINATED AND IS ONLY INTENDED FOR THE USE OF S&D QUINCY OR FUTURE(S) EMPLOYEES HERE OF.

10-15-14
David L. Dwyer, S.S.
LC #1070980 Number 1000



1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

SUBDIVISION PLAT OF
TAX PARCEL R00 029 000 0002 0000
PREPARED FOR
HEIRS OF MARGARET RICHARDSON
BULL HILL AREA
BLUEFLOON TOWNSHIP
BEAUFORT COUNTY SOUTH CAROLINA
DATE 10/13/2014 SCALE 1"=100'

[illegible]

any purchaser of property covered by the act is advised that the exempt company guarantee is subject to the first stages of the requirements of the act to the normal administration requirements of the County Council. There is no guarantee that the County Council will be able to provide a guarantee of a standard.

PPB 139 P 112



3
TOP
Palmetto
Electric

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

EASEMENT

BEAUFORT COUNTY SC- ROD

BK 02635 PGS 0446-0448

DATE: 10/05/2007 10:43:33 AM

INST # 2007074519 RCPT# 513115

KNOW ALL MEN BY THESE PRESENTS that the undersigned Heirs of Margaret Richardson (hereinafter "GRANTOR"), for good and valuable consideration, and One (\$1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the covenants and conditions expressed herein, do hereby grant bargain and sell and by these presents have granted, bargained and sold unto PALMETTO ELECTRIC COOPERATIVE, INC., its Successors and Assigns (hereinafter "GRANTEE") the nonexclusive right to enter the following described lands for the purpose of erecting, operating and maintaining underground electric and communications systems.

ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES: 1 Lot
TAX DISTRICT: R600
PLAT & PARCEL NO.: 029-000-0144-0000
AREA OF COUNTY: _____
TOWN/TOWNSHIP: Bluffton
PLANTATION/SUBDIVISION: _____
LOCATION: Bluffton PKWY
LOT: _____
PLAT REFERENCE: Book: _____ Page: _____
OTHER: Deed Book 1833 / 2294

Said easement being Ten (10') feet in width, parallel and adjacent to the Southern property line of the above referenced property and being within the 50' Ingress and Egress Easement as shown on Plat Book 36 at Page 158, recorded on 8/2/1989 in the Register of Deeds Office for Beaufort County, South Carolina.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the PALMETTO ELECTRIC COOPERATIVE, INC., its Successors and Assigns forever.

J:\Construct\Easement Form (Revised 2004)

AND I (WE) do hereby bind myself (ourselves) and my (our) Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me (us) and my (our) Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

The grant of this easement is subject to the following terms and conditions:

1. That Grantee's right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an underground electric or communications system.
2. That Grantor hereby reserves the right to use or convey the property which is subject of this Easement in any manner whosoever which does not interfere with the use and enjoyment of the Easement.
3. That Grantor hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of Grantor.
4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment.
5. That any equipment placed in said easement area shall be in a location mutually agreeable between Grantor and Grantee.

WITNESS my (our) Hand(s) and Seal(s), this 3rd day of October, in the year of our Lord Two Thousand Seven.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(Witness #1 Signature)

Print Name: George A. CHEY

(Witness #2 Signature)

Name: Lucas M. Pawlick

Signature

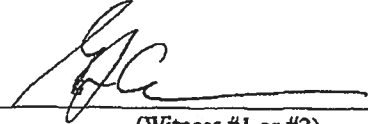
Print Name: MISSIE B. L. R.

Print

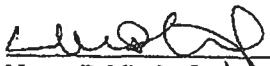
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **Grantor** sign, seal, and as his/her act and deed, deliver the within written Easement, and that he/she with the other witness whose signature appears above witnessed the execution thereof.


(Witness #1 or #2)

SWORN to before me, this 3rd
day of October, A.D., 2007.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 12-15-2015

4
Dy
D.T. Johnson
8/28

RECORDED
2014 Oct -10 02:44 PM

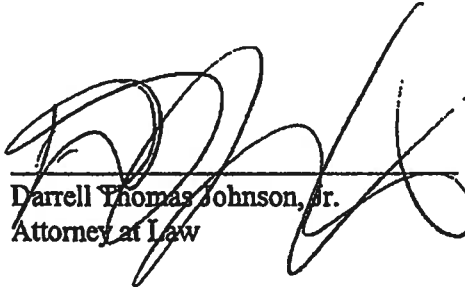
Sharon Q. Burris
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 3351 Pgs 1407-1410
FILE NUM 2014048449
10/06/2014 04:36:02 PM
REC'D BY fJenkins RCPT# 755025
RECORDING FEES \$10.00

ADD DMP Record 10/9/2014 12:16:50 PM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R600 029 000 0006 0000 00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

Whereas, the attached Deed is being re-recorded to add restrictions/conditions that were
inadvertently not originally included.
BOOK 2993 Pg 2037


Darrell Thomas Johnson, Jr.
Attorney at Law

September 23, 2014

3
2008-ES-07-00785

STATE OF SOUTH CAROLINA

COUNTY OF: BEAUFORT

IN THE MATTER OF: ESTATE OF JESSE BUSH

)
)
)
)
)

IN THE PROBATE COURT

DEED OF DISTRIBUTION

CASE NUMBER: 2008-ES-07-00785

WHEREAS, the decedent died on 08-22-2008; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Beaufort County, South Carolina in File # 2008-ES-07-00785; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: JAMES BUSH, EVELINA PERRY, JAMES HAMILTON & JOHN BUSH

Address: POST OFFICE BOX 517

BLUFFTON, SOUTH CAROLINA 29910

the following described property:

All my right title and interest in the following property to-wit:

SEE ATTACHED EXHIBIT "A"

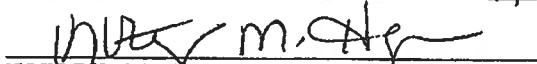
BEAUFORT COUNTY SC - ROD
BK 02993 PGS 2037-2039
FILE NUM 2010050186
09/22/2010 12:50:00 PM
REC'D BY S SMITH RCPT# 629183
RECORDING FEES 10.00

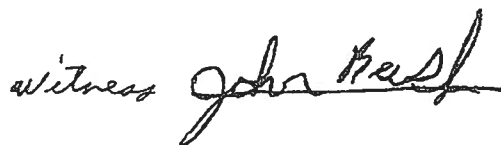
PROVIDED HOWEVER:

1. That Larry Bush is entitled to any unpaid balance of his specific bequest from any sale of the property;
2. That the Law Offices of Darrell Thomas Johnson, Jr., LLC is entitled to ten percent (10%) of the net proceeds of any sales, as an earned contingent fee. It is the clear understanding that no statute of limitations will apply, in consideration of the Law Offices of Darrell Thomas Johnson, Jr., LLC not insisting upon a sale at any particular time.


EVELINA PERRY

SUBSCRIBED AND SWORN TO before me
This 2nd day of October, 2014.


NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 9-29-2016

witness 

TOGETHER with all and singular the Rights Members Hereditaments and Appurtenances to the said Premises/Property belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said JAMES BUSH, EVELINA PERRY, JAMES HAMILTON and JOHN BUSH their heirs and assigns forever.

IN WITNESS WHERE OF the undersigned as Personal Representative of the estate of the decedent has executed this Deed, on this 3 day of August, 20 10.

SIGNED, SEALED AND DELIVERED

Estate of: ESTATE OF JESSE BUSH

IN THE PRESENCE OF

by Signature: Evelina Perry

Witness: [Signature]

Witness: [Signature]

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF BEAUFORT

PERSONALLY appeared before me Darrell Thomas Johnson, Jr. and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with Jorge L. Howell witnessed the execution thereof.

SWORN to before me this 3rd day of

Witness Signature: [Signature]

August, 20 10

[Signature]
Notary Public for South Carolina

My Commission Expires: 9-29-2016

EXHIBIT "A"

All that certain piece, parcel or tract of land known as a part of the Bull Hill tract, situate, lying and being in Bluffton Township, County and State aforesaid, and containing (15 1/2) fifteen and one-half acres, the half acre once belonging to Hager Bush. Bounded as follows: on the North by lands of J. G. Verdier, on the West by the Public Road, South by William Brown, East by J. G. Verdier, as per plat drawn by Wm. Mew.

This being that same property that conveyed to Jesse Bush by deed dated June 3, 1987 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 483 at Page 987.

Believe shown as TMS#: R600 029 020 0006

ALSO:

All that certain piece, parcel or lot of land, lying and being situate in the Bull Hill area of the Town of Bluffton, Beaufort County, South Carolina, consisting of 10.00 acres, more or less, and being more particularly bound and described as follows:

Beginning at a point along the 66' Right-of-Way of SC Highway 170 and running N40°23'34"E for a distance of 578.15' feet, more or less, to a point; then turning and running S87°36'44"E for a distance of 1006.27' feet, more or less, along lands N/F of Rebecca Dawson, to a point; then turning and running S00°43'48"W for a distance of 415.98' feet, more or less, along a 5.00 acre tract, to a point; then turning and running N89°16'12"W for a distance of 1374.88' feet, more or less, along a proposed 50' Right-of-Way to the point of beginning.

For a more particular description as to courses, distances, metes and bounds, reference is made to that certain Plat prepared for George Creek by Michael A. Mack, P.L.S., dated May 9, 2001 and recorded in Plat Book 94 at Page 94 in the Office of the ROD for Beaufort County, South Carolina.

This property was acquired by the deceased Jesse Bush by adverse possession, ouster, and/or inheritance.

This property is said to have been acquired through Margaret Richardson. No deed has been found to Margaret Richardson, but her title is reflected in Mortgage Book 15 at Page 99 and dated April 22, 1912.

Believed shown as TMS#: R600 029 000 0002 0000

The State of South Carolina,

County of Beaufort.

To All Whom These Presents May Come:

483/987

WHEREAS: Ned Bush, David Bush and Francis Bush

SEND GREETING:

NOW, KNOW ALL MEN BY THESE PRESENTS, That we the said Ned Bush, David Bush, and Francis Bush

in consideration of the premises and also in consideration of the sum of Five and no/100 (\$5.00) dollars to us in hand paid at and before the sealing and delivery of these presents by Jesse Bush, Jr., P.O. Box 601, Bluffton, S.C. 29910

(the receipt whereof is hereby acknowledged) have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said Jesse Bush, Jr., His Heirs and Assigns, Forever, the following described property, to-wit:

All that certain piece or parcel of land containing Fifteen (15) acres, lying and being situate in the Township of Bluffton, County of Beaufort, and State aforesaid and being bounded as follows:

On the East side of the Public Road, adjoining on the South, the land of J. Henry Verdier, on the East the land of Will Cohen and on the North the land of Beck Sumter. Beginning at a stake on the East side of the Public Road on the line of J. Henry Verdier, running thence Eastward, with said J.H. Verdier line, twenty eight (28) chains and thirty (30) links, to a stake on the line of Will Cohen; thence North with the line of Will Cohen, five (5) chains and sixty five (65) links, to a stake on the line of Beck Sumter, thence Westward with the line of Beck Sumter, twenty three (23) chains and eighty five (85) links, to a stake on the Eastside of the Public Road, thence South 40 West with the line of said Public Road seven (7) chains and twenty five (25) links to the beginning, the same being part of the Bull Hill Tract of land.

This is that same property which was conveyed to Margaret Richardson by a deed recorded in Deed Book _____ at Page _____ in the office of the Clerk of Court for Beaufort County, South Carolina.

BEAUFORT COUNTY TAX MAP REFERENCE

| Dist | Map | Submap | Parcel | Block |
|------|-----|--------|--------|-------|
| 600 | 29 | | 6 | 1 |

TOGETHER with all and singular the rights, members, hereditaments and appurtenance 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

Jesse Bush, Jr., His

heirs and assigns, forever—so that neither we the said Ned Bush, David Bush and Francis Bush

nor our heirs, nor any other person or persons, claiming under us or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part of parcel thereof, forever.

Witness our hands and seals this 3rd day of June in the year of our Lord one thousand nine hundred and eighty-seven and in the two hundred and tenth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered } Ned Bush (L.S.)
in the presence of } David Bush (L.S.)
} Francis Bush (L.S.)
} Samuel Catanco
} Linda A. Elgood

Notary Public, State Of Florida At Large
My Commission Expires May 4, 1990
Bonded By SAFECO Insurance Company of America

STATE OF GEORGIA)
COUNTY OF CHATHAM)

PROBATE

PERSONALLY appeared before me Samuel Catanco who being duly sworn says that he saw David Bush sign seal and as his act and deed, deliver the within-written instrument; and that he with Linda A. Elgood witnessed the execution hereof.

SWORN to before me this July day of 1987

Linda A. Elgood
Notary Public for
My Commission Expires:
LINDA A. ELGOOD
Notary Public, Chatham County, Ga.
My Commission Expires April 22, 1991

STATE OF SOUTH CAROLINA)
)
COUNTY OF JASPER)

PERSONALLY appeared before me Darrell T. Johnson, Jr. and
made oath that he saw the within named Ned Bush
sign, seal, and as his act and deed, deliver the within
written instrument; and that he with Phyllis K. Youmans
witnessed the execution thereof.

SWORN to before me this 14th
day of August, 1987.

Phyllis K. Youmans
Notary Public for S.C.
My Commission Expires: 6-21-94



The State of South Carolina,

990

County.

PERSONALLY appeared before me

and made oath that

saw the within named

sign, seal, and as

act and deed, deliver the within written

Deed; and that

with

witnessed the execution thereof.

SWORN to before me, this 3rd

day of JUNE

A. D. 1987

(SEAL)

Witcher D. D. Williams

Charles R. Liller

Notary Public, State of South Carolina
My Commission Expires June 4, 1990
Recorded by 24572 Notary Public's Office of Charleston

The State of South Carolina,

RENUNCIATION OF DOWER

County.

I,

do hereby certify unto all whom it may concern, that Mrs.

the wife of the within named

did this day appear before me, and upon being privately and separately examined by me, did declare that she

does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, re-

nounce, release and forever relinquish unto the within named

Heirs and Assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and

singular the premises within mentioned and released.

Given under my Hand and Seal, this

day of

Anno Domini, 19

(SEAL)

David Thomas Johnson

The State of South Carolina

County of Beaufort,
Ned Bushy, David Bush, and
Francis Bush.

To
Jesse Bush, Jr.

QUIT-CLAIM DEED

Filed 10 day
of August A. D. 1987
at 2:03 o'clock P. M.,
and recorded in Book 483

Page 987 Fee \$ 5.00
R. M. C. of Clerk Court C. & G. S.

Beaufort County, S. C.

Recorded this 18th day
of August 1987
in Book 7 Page 424

Fee \$ 5
Auditor David O. Johnson, Jr.
Beaufort County, S. C.

991

RMC
BEAUFORT COUNTY
RECEIVED

87 AUG 10 PM 2:03

AND HERE, IN

Italy S.C.

PAULCEL


PAULCEL

[illegible]

| | |
|--------------|-------|
| LAND | 7.50 |
| IMPROVEMENTS | 7.00 |
| | 14.50 |

1

**NUHOGICUTY AND ASSOCIATES
VALUATION ENGINEERS
AND
CONSULTANTS**

| | | | | | | | | | | | | | |
|---|-----|----|----------------|--|--|--|--|--|--|--|--|--|--|
|  | | | | | | | | | | | | | |
| # | STY | BM | CLASS | | | | | | | | | | |
| 1 | 1 | S | N ^o | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |

314-1555

[illegible]

~~BLUFFTON~~

3-5-34.33 Heirs of Margaret Richardson
Bluff., S. C.

15 Acres

$29\frac{1}{2} = 1000$

6

The State of South Carolina.

Form No. 2.
TITLE TO REAL ESTATE.
ALLEN, EVANS & COOKWELL, PRINTERS, CHARLESTON, S. C.

KNOW ALL MEN BY THESE PRESENTS, That

we, James Grayson Verdier, Julia M. Verdier, and William Rivers Maxwell Verdier, all of Bluffton Township, Bluffton County

in the State aforesaid, for and in consideration of the sum of

forty five

Dollars,

to us in hand paid at and before the sealing of these Presents, by Margaret Richardson

wife of John Richardson of Township and County aforesaid

in the State aforesaid,

(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

Margaret Richardson wife of John Richardson

a certain piece or parcel of land, containing fifteen (15) Acres,

lying, being, and situate in the Township of Bluffton, County of Bluffton and State aforesaid,

on the East Side of the Public Road, adjoining on the South, land the land of F. Henry Verdier, on the East the land of Will. Cohen, and on the North, the land of Beck Sumter.

Beginning at a Stake on the East Side of the Public Road on the line of F. Henry Verdier, running thence Eastward, with said F. H. Verdier's line, twenty eight (28) Chains, and thirty (30) links, to a Stake on the line of Will Cohen, thence North with the line of Will Cohen, five (5) Chains and sixty five (65) links, to a stake on the line of Beck Sumter, thence westward with the line of Beck Sumter, twenty three (23) Chains and eighty five (85) links, to a Stake on the East side of the Public Road, thence South and West with the line of said Public Road Seven (7) Chains and 25 links to the beginning, the same being part of the Bull Hill Tract of Land.

~~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

Margaret Richardson her Heirs and Assigns forever.

And we do hereby bind Ourselves, our Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Margaret Richardson, her

Heirs and Assigns, against us and our Heirs, and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS, Our Hands and Seals this first day of September in the year of our Lord one thousand eight hundred and eighty three and in the year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF

J. F. Pope

W. C. Buchanan

James G. Vercher LS
J. M. Vercher LS
W. C. Vercher LS

*Personally appeared before me,
and made oath that saw the within named*

*written deed; and that with sign, seal, and as
witnessed the execution thereof.*

act and deed, deliver the within

*SWORN to before me, this
day of*

187

}

The State of South Carolina,

COUNTY:

RENUNCIATION OF DOWER.

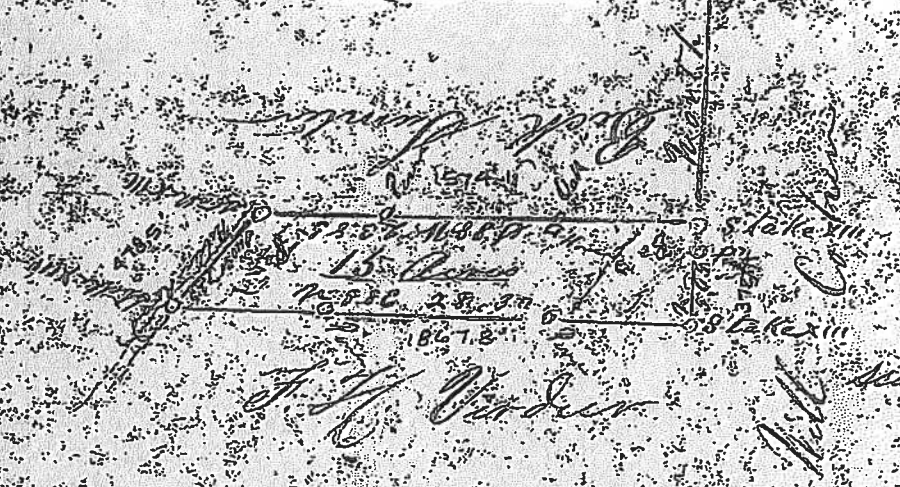
*I,
may concern, that Mrs.*

*do hereby certify unto all whom it
the wife of the within named
did this day appear before me, and upon being privately
and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion,
dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within
named*

*Heirs and Assigns, all her interest and estate, and also all her right and claim of dower, of, in, or to all and
singular the premises within mentioned and released.*

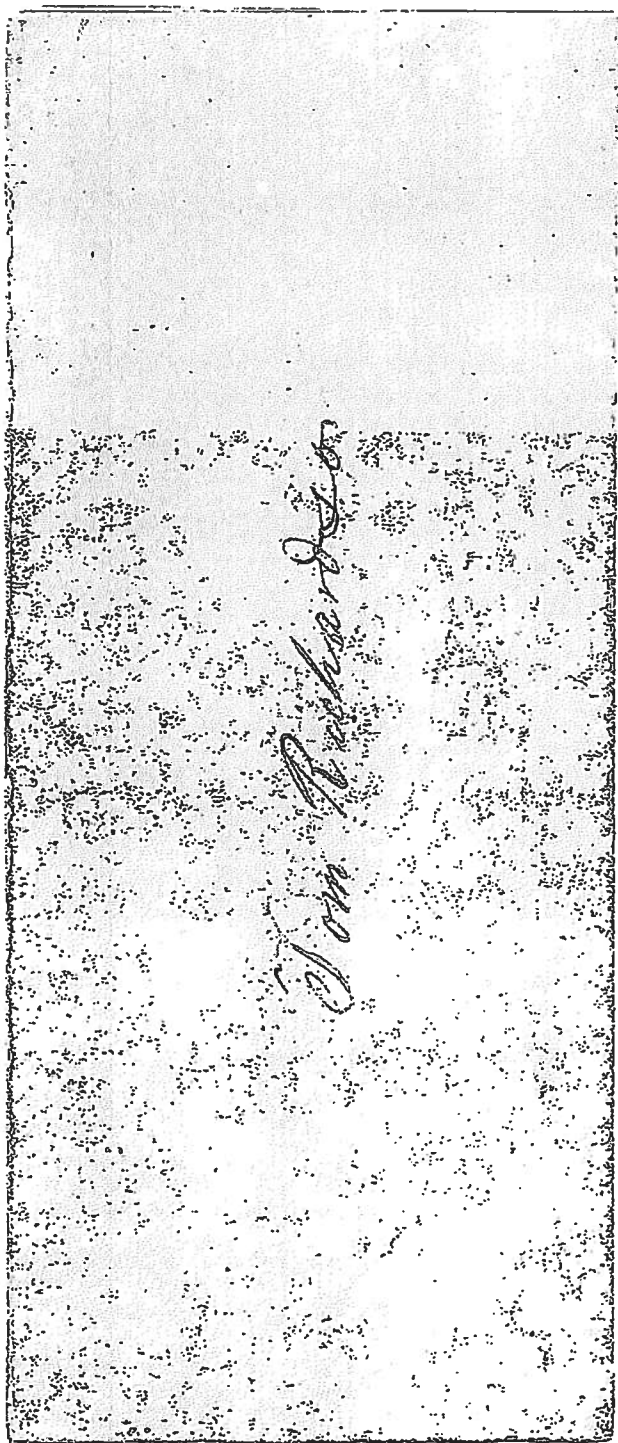
*GIVEN under my Hand and Seal, this
Anno Domini eighteen hundred and*

day of



The above plat represents a tract of
 land containing fifteen acres cut off
 from the Bull Hill tract for John Riches
 son at the request of J. E. Vander March
 10th 1883

J. M. Buckner



Tom Riddle

William F. Marscher, Esquire
VAUX & MARSCHER, P.A.
16 William Pope Dr. Suite 204
Bluffton, South Carolina 29910

BEAUFORT COUNTY SC - ROD
BK 01833 PG 2294
FILE NUM 2003070852
09/05/2003 02:10:27 PM
REC'D BY R WEBB RCPT# 181121
RECORDING FEES 10.00
County Tax 3.30
State Tax 7.90

RECORDED
2003 Sep -16 01:58 PM
Sharon G. Burris
BEAUFORT COUNTY AUDITOR

TO ALL WHOM THESE PRESENTS MAY COME:

SEE ATTACHED EXHIBIT "A"

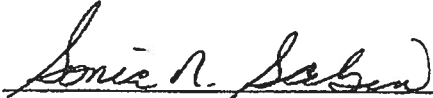
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said **Bay Realty, Inc.**, its successors and assigns, forever so that neither I, the said **Jesse Bush** nor my heirs, nor any other person or persons, claiming under me or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part of parcel thereof, forever.


| Dist | Map | SMap | Parcel | Block | Week |
|------|-----|------|--------|-------|------|
| R600 | 029 | 000 | 0144 | 0000 | 00 |

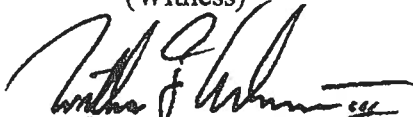
For the

Witness my hand and seal this 23rd day of June, 2003.

Signed, Sealed and Delivered
in the presence of


(Witness)


Jesse Bush


(Notary)

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do certify that Jesse Bush personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal the 23rd day of June, 2003

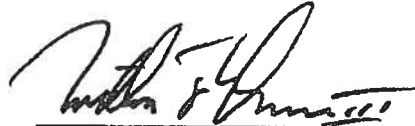

Notary Public for South Carolina
My commission expires: 12-27-07

EXHIBIT "A"

All that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina and containing 5.00 acres, more or less, and being more particularly shown and described as "5.00 ACRES" on that certain plat entitled "Boundary Survey of: 5.00 Acres out of the lands of Jesse Bush, Bull Hill Area, Bluffton Township, Beaufort County, South Carolina", dated May 9, 2001, prepared by Michael A. Mack, S.C.R.L.S. No: 12244 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 0094 at Page 0294. For a complete description as to the metes bounds, courses and distances of said parcel, reference to said plat of record is craved.

TOGETHER WITH:

All of Grantors right, title, and interest (if any), in and to any strip, parcel, or gore of land along the southern boundary of said 5.00 acre parcel and the boundary line of the adjoining property which is now or formerly the property of SP Forests, L.L.C. It being the intention of this provision, that Jesse Bush conveys herein the entirety of the eastern portion of parcel R600 029 000 0002 0000 to the Grantee herein and that he should not retain any property between the southern boundary of the 5.00 acre parcel and the adjoining property owner.

AND:

A right of ingress and egress and for utilities access on that certain 50' R/W shown as "Bufflehead Road" on the above referenced plat.

This Deed was prepared by William F. Marscher, III, of Vaux & Marscher, P.A., P.O. Box 769, 1251 May River Road, Bluffton, SC 29910 without the benefit of title examination.

BFT CTY TAX MAP No: A Portion of R600-029-000-0002-0000

John Ba

5/11/17
DT Johnson
352



BEAUFORT COUNTY SC - ROD
BK 3556 Pgs 2495-2499
FILE NUM 2017011072
03/06/2017 01:26:59 PM
REC'D BY rwebb RCPT# 841705
RECORDING FEES \$11.00

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF BEAUFORT

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS the said **JAMES HAMILTON**, hereinafter called mortgagor in and by that certain Note or obligation bearing even date herewith, stand firmly held and bound unto **LAW OFFICES OF DARRELL THOMAS JOHNSON, JR., LLC OF POST OFFICE BOX 1125, HARDEEVILLE, SOUTH CAROLINA 29927**, hereinafter also styled the mortgagee, in the sum of **FIVE THOUSAND AND NO/100TH'S (\$5,000.00) DOLLARS**, as evidenced by and according to the terms and conditions thereof, reference being thereunto had, will more fully appear.

NOW, know all men that the said **JAMES HAMILTON**, in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three dollars to the said mortgagor in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, 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 mortgagee, mortgagee's heirs and assigns forever, the following described real property to-wit:

All my right, title and interest in and to:

All that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being

THIS MORTGAGE WAS PREPARED BY THE LAW OFFICE OF DARRELL THOMAS JOHNSON, JR., 300 MAIN STREET, HARDEEVILLE, SC 29927. LAW OFFICE FILE NUMBER: 08-901-01-300-16.

shown as 7.80 acres, more or less, on that certain Plat prepared by David E. Gasque, dated October 13, 2014 and recorded in Plat Book 139 at Page 112 in the Office of the Register of Deeds for Beaufort County, South Carolina. For a

more particular description as to courses, distances, metes and bounds, reference is made to the aforementioned plat of record.

This being that same property conveyed to Evelina Perry, James Bush, James Hamilton and John Bush by deed of Marvin H. Dukes, III, Master in Equity for Beaufort County, South Carolina dated August 26, 2015 and recorded October 20, 2015 in Record Book 3437 at Page 1551 in the Office of the ROD for Beaufort County, South Carolina.

Believed shown as a portion of TMS#: R600-029-000-0002-0000.

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 unto the said Mortgagee, Mortgagee's heirs, successors, and assigns forever.

AND MORTGAGOR does hereby bind Mortgagor's successors and assigns, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee, mortgagee's heirs, successors, and assigns, from and against Mortgagor and Mortgagor's heirs, successors, executors and administrators and all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor, mortgagor's heirs, successors, executors or administrators, shall keep the buildings erected, or to be erected, or to be erected on said premises, insure against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the value of the buildings in such company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee, mortgagee's heirs, successors, or assigns, may effect such instance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further

agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee, mortgagee's heirs, successors, or assigns shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor, mortgagor's heirs, successors, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable then the said mortgagees, mortgagee's successors and assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the Note, or after demand of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured hereby, shall forthwith become due, at the option of the said mortgagee, mortgagee's successors and assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, That if the holder of the Note secured hereby is compelled to pay any taxes upon the debt represented by said note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgagee, mortgagee's successors and assigns, although the period for its payment may not then have expired.

AND IT IS AGREED, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee, mortgagee successors and assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagees, mortgagee's successors and assigns, including a reasonable counsel fee of not less than ten per cent. of the amount involved shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, mortgagor's heirs, successors, executors or administrators shall pay, or cause to be paid unto the said mortgagee(s), mortgagee(s) certain attorneys, heirs, successors or assigns, the said debt, with the interest thereon, if any shall due, and also all sums of money paid by the said mortgagee(s), mortgagee(s) heirs, successors or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, and the conditions thereunder written, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagors is to hold and enjoy the said premises until default of payment shall be made.

WITNESS mortgagors Hand and Seal, this 2 day of March, in the year of our Lord two thousand seventeen and the two hundred and fortieth year of sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Mou Z
(WITNESS #1 SIGNS HERE)

[Signature]
(WITNESS #2/NOTARY SIGNS HERE)

[Signature]
JAMES HAMILTON

STATE OF SOUTH CAROLINA)

COUNTY OF Jasper)

ACKNOWLEDGMENT

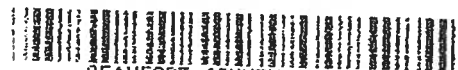
I, the undersigned Notary Public, do hereby certify that the within name Mortgagor personally appeared before me, and having satisfactorily proven to be the person whose name is subscribed above, has acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 2 day of March, 2017.



Kristy M. Harper (SEAL)
(Type or Print Notary's Name)
Notary Public for S.C.
My Commission Expires: _____

590
11
D. Johnson
9289



BEAUFORT COUNTY SC - ROD
BK 3454 Pgs 993-997
FILE NUM 2016000890
01/07/2016 03:42:29 PM
REC'D BY sherrellw RCPT# 798247
RECORDING FEES \$11.00

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF BEAUFORT

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS the said **JAMES HAMILTON**, hereinafter called mortgagor in and by that certain Note or obligation bearing even date herewith, stand firmly held and bound unto **LAW OFFICES OF DARRELL THOMAS JOHNSON, JR., LLC OF POST OFFICE BOX 1125, HARDEEVILLE, SOUTH CAROLINA 29927**, hereinafter also styled the mortgagee, in the sum of **FIVE THOUSAND AND NO/100TH'S (\$5,000.00) DOLLARS**, as evidenced by and according to the terms and conditions thereof, reference being thereunto had, will more fully appear.

NOW, know all men that the said **JAMES HAMILTON**, in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three dollars to the said mortgagor in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, 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 mortgagee, mortgagee's heirs and assigns forever, the following described real property to-wit:

All my right, title and interest in and to:

All that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being shown as 7.80 acres, more or less, on that certain Plat prepared by David E. Gasque, dated October 13, 2014 and recorded in Plat Book 139 at Page 112 in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more particular description as to courses, distances, metes and bounds, reference is made to the aforementioned plat of record.

THIS MORTGAGE WAS PREPARED BY THE LAW OFFICE OF DARRELL THOMAS JOHNSON, JR., 300 MAIN STREET, HARDEEVILLE, SC 29927. LAW OFFICE FILE NUMBER: 08-890-01-300-15.

This being that same property conveyed to Evelina Perry, James Bush, James Hamilton and John Bush by deed of Marvin H. Dukes, III, Master in Equity for Beaufort County, South Carolina dated August 26, 2015 and recorded October 20, 2015 in Record Book 3437 at Page 1551 in the Office of the ROD for Beaufort County, South Carolina.

Believed shown as a portion of TMS#: R600-029-000-0002-0000.

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 unto the said Mortgagee, Mortgagee's heirs, successors, and assigns forever.

AND MORTGAGOR does hereby bind Mortgagor's successors and assigns, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee, mortgagee's heirs, successors, and assigns, from and against Mortgagor and Mortgagor's heirs, successors, executors and administrators and all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor, mortgagor's heirs, successors, executors or administrators, shall keep the buildings erected, or to be erected, or to be erected on said premises, insure against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the value of the buildings in such company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee, mortgagee's heirs, successors, or assigns, may effect such instance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee, mortgagee's heirs, successors, or assigns shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor, mortgagor's heirs, successors, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable then the said mortgagees, mortgagee's

successors and assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the Note, or after demand of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured hereby, shall forthwith become due, at the option of the said mortgagee, mortgagee's successors and assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, That if the holder of the Note secured hereby is compelled to pay any taxes upon the debt represented by said note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgagee, mortgagee's successors and assigns, although the period for its payment may not then have expired.

AND IT IS AGREED, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee, mortgagee successors and assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.


AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagees, mortgagee's successors and assigns, including a reasonable counsel fee of not less than ten per cent. of the amount involved shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

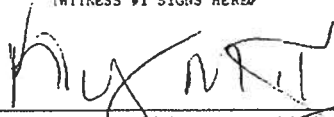
PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when thee said mortgagor, mortgagor's heirs, successors, executors or administrators shall pay, or cause to be paid unto the said mortgagee(s), mortgagee(s) certain attorneys, heirs, successors or assigns, the said debt, with the interest thereon, if any shall due, and also all sums of money paid by the said mortgagee(s), mortgagee(s) heirs, successors or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, and the conditions thereunder written, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

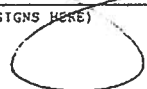
AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagors is to hold and enjoy the said premises until default of payment shall be made.

WITNESS mortgagors Hand and Seal, this 5th day of January, in the year of our Lord two thousand sixteen and the two hundred and thirty-ninth year of sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



(WITNESS #1 SIGNS HERE)


(WITNESS #2/NOTARY SIGNS HERE)




JAMES HAMILTON

STATE OF SOUTH CAROLINA

COUNTY OF JASPER

Before Me, personally appeared the undersigned witness and made oath that (s)he saw the within named Mortgagors sign, seal, and as Mortgagor act and deed, deliver the within written Mortgage; and that (s)he, with the other witness above subscribed, witnessed the execution thereof.

SWORN TO BEFORE ME, this
5th day of January, 2016.

[Signature]
Notary Public for S.C.

My Commission Expires: 9.29.2016

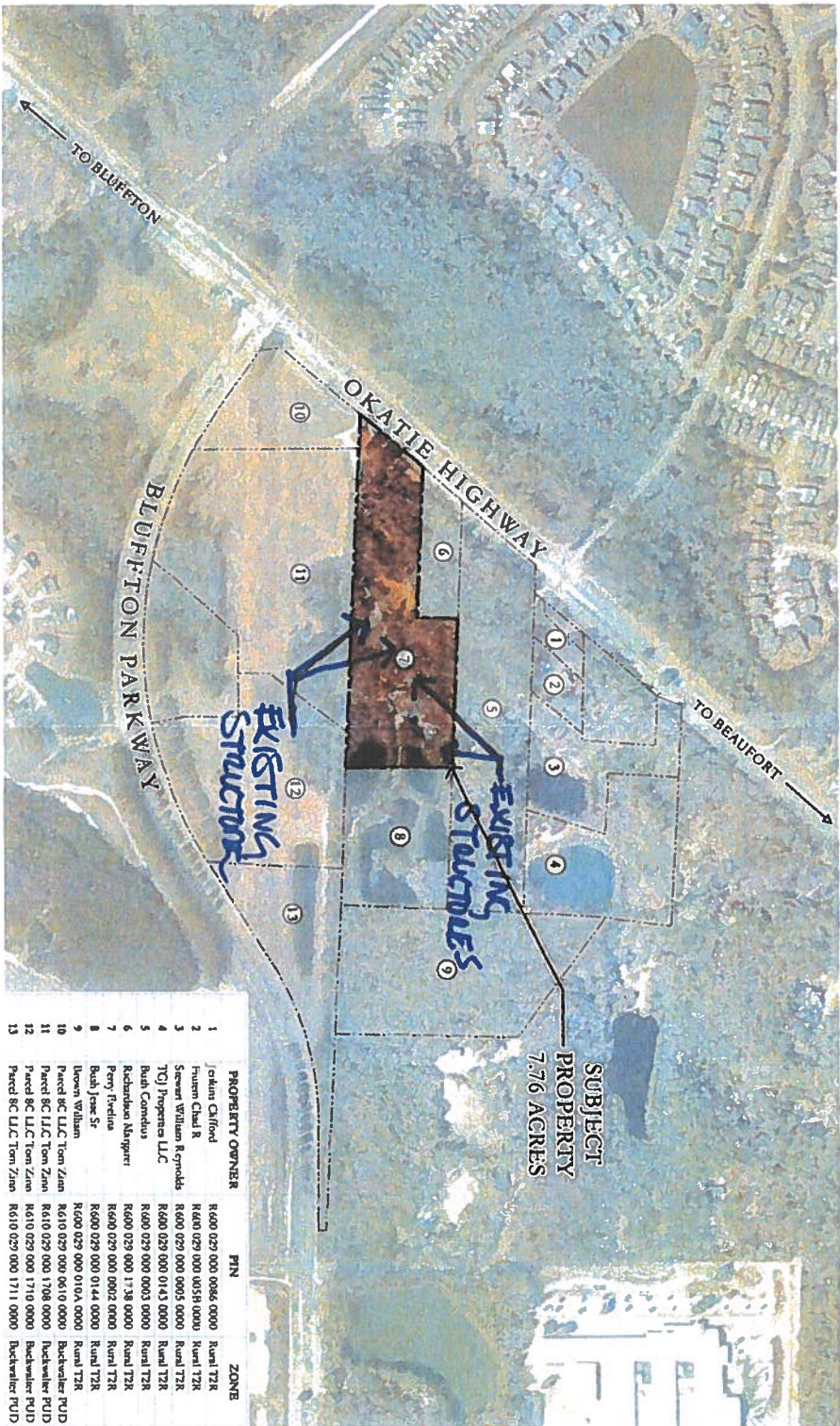
[Signature]
Witness

Attachment # 7: Location Map

LOCATION MAP



LOCATION MAP



| | PROPERTY OWNER | PIN | ZONE |
|----|-------------------------|------------------------|--------------|
| 1 | Johann Clifford | R640 029 000 0064 0000 | Rural 172R |
| 2 | Truett Chad R | R640 029 000 0055 0000 | Rural 172R |
| 3 | Steven William Reynolds | R640 029 000 0005 0000 | Rural 172R |
| 4 | TCJ Properties LLC | R640 029 000 0143 0000 | Rural 172R |
| 5 | Bash Cornhus | R640 029 000 0003 0000 | Rural 172R |
| 6 | Richardson Mangrove | R640 029 000 1138 0000 | Rural 172R |
| 7 | Perry Fredrick | R640 029 000 0002 0000 | Rural 172R |
| 8 | Bash Jane Sr | R640 029 000 0144 0000 | Rural 172R |
| 9 | Brown William | R640 029 000 0104 0000 | Rural 172R |
| 10 | Parcel BC LLC Tom Zarr | R610 029 000 0610 0000 | Beckwith PUD |
| 11 | Parcel BC LLC Tom Zarr | R610 029 000 1708 0000 | Beckwith PUD |
| 12 | Parcel BC LLC Tom Zarr | R610 029 000 1710 0000 | Beckwith PUD |
| 13 | Parcel BC LLC Tom Zarr | R610 029 000 1711 0000 | Beckwith PUD |

AUG 22 2021
PROJECT NO 25500000000000000000
Owner James Meadows Ltd 23 Promenade N, Suite 201, Bluffton, SC 29915 ph: 843. 777-4411 | www.jamesm.com

THE MEWS AT NATURE'S WALK BEAUFORT COUNTY, SOUTH CAROLINA



Attachment # 8: Zoning Letter from BC

Gay Reed

From: Merchant, Robert <robm@bcgov.net>
Sent: Thursday, January 12, 2023 10:24 AM
To: Gay Reed
Cc: Barry Johnson; Greenway, Eric; Ward, Brittany
Subject: RE: Mosaic Development, LLC

Mr. Reed,

The parcels that you referenced in the letter (R600 029 000 0002 0000, R600 029 000 0003 0000, R600 029 000 0144 0000, and R600 029 000 1738 0000) are currently in the County's jurisdiction and are zoned T2 Rural. No special districts apply to these parcels. Over the last 10 years of the parcels (R600 029 000 0002 0000) has had zoning permits issued for a mobile home, camper, home business, and roadside stand. We are not aware of any violations associated with the four parcels you referenced. Let me know if you need additional information from our department.

Robert Merchant, AICP

Beaufort County Planning and Zoning Director
PO Drawer 1228
Beaufort, SC 29902
P: (843) 255-2148



From: Gay Reed <gay@jd-pa.com>
Sent: Wednesday, January 11, 2023 9:41 AM
To: Merchant, Robert <robm@bcgov.net>
Cc: Barry Johnson <barry@jd-pa.com>; Greenway, Eric <egreenway@bcgov.net>; Ward, Brittany <bward@bcgov.net>
Subject: Mosaic Development, LLC

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to the Beaufort County IT Division at helpdesk@bcgov.net or to 843-255-7000.

Please find attached correspondence from Barry.



Johnson & Davis, PA
----- Attorneys -----

Gay E. Reed
Office Manager/Legal Assistant
gay@JD-PA.com

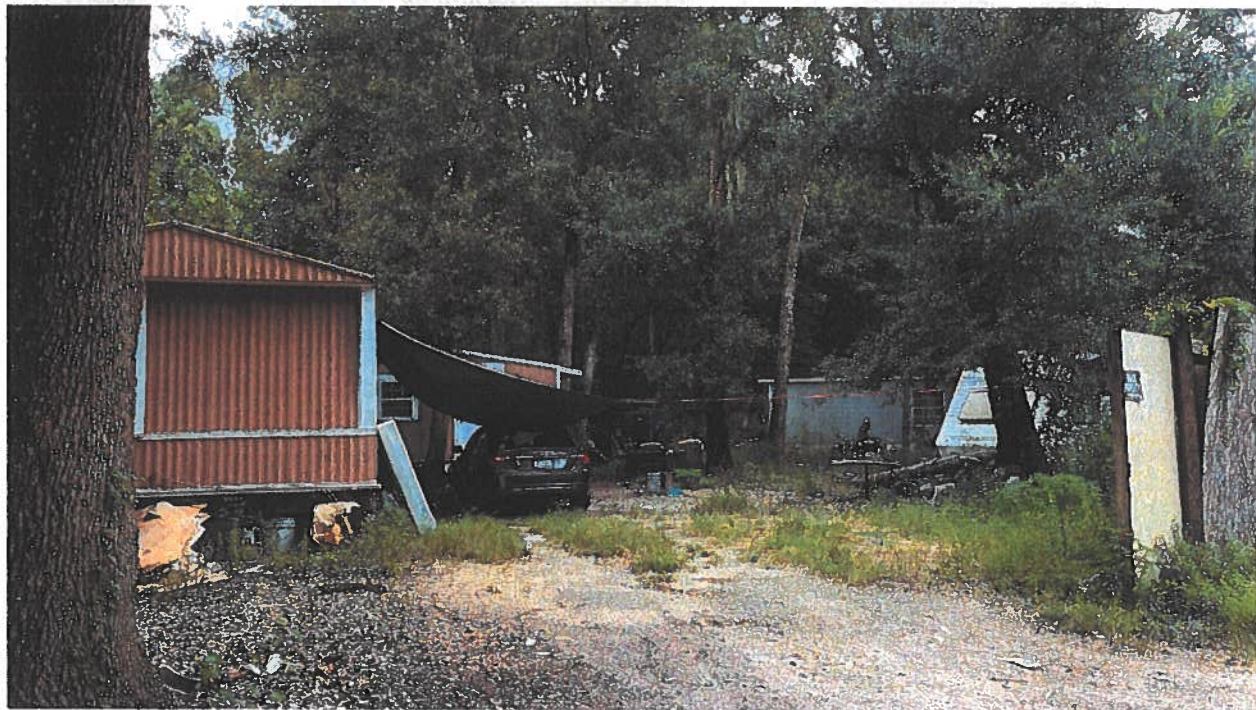
The Victoria Building, Suite 200 | 10 Pinckney Colony Road |
Bluffton, SC 29909
843-815-7121 Main | 843-815-7122 Fax | Visit: <http://www.jdwpa.com>

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This email has been scanned for spam and viruses. Click [here](#) to report this email as spam.

**Attachment # 9: Parcel History from BC
(See Attachment # 8)**

**Attachment # 10A: Photos of Structures
(Willy Powell)**

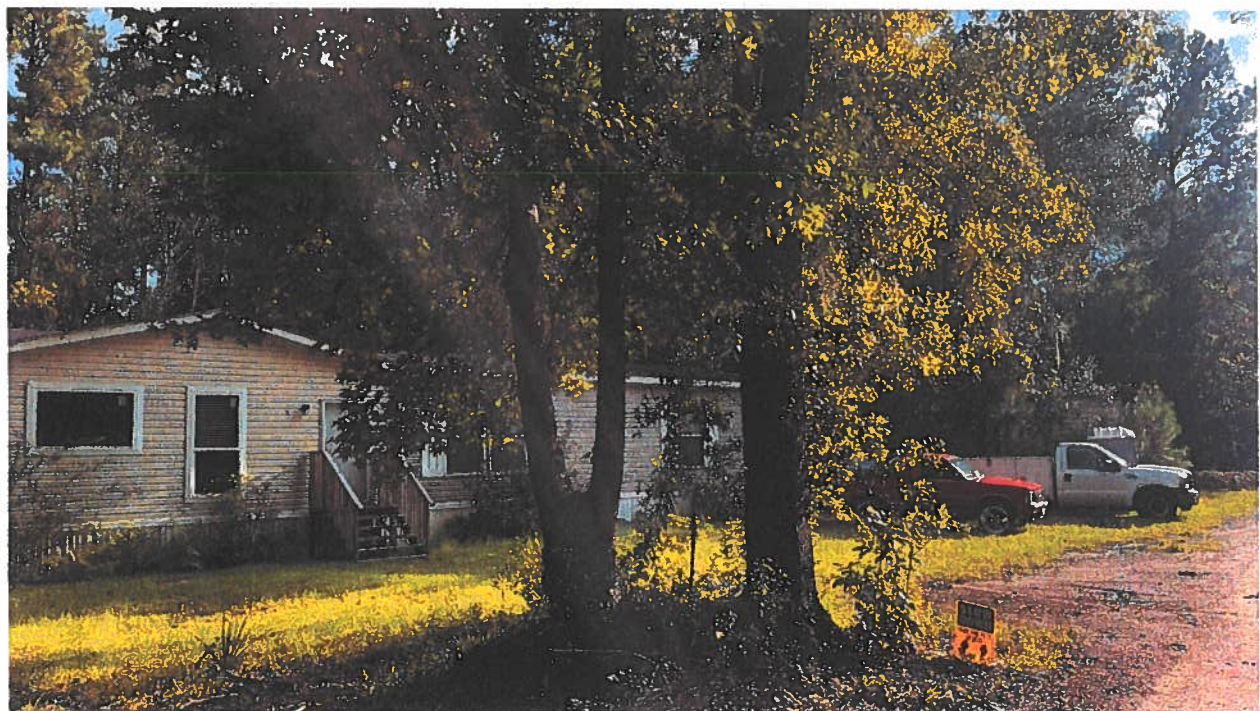


Two houses in this photo



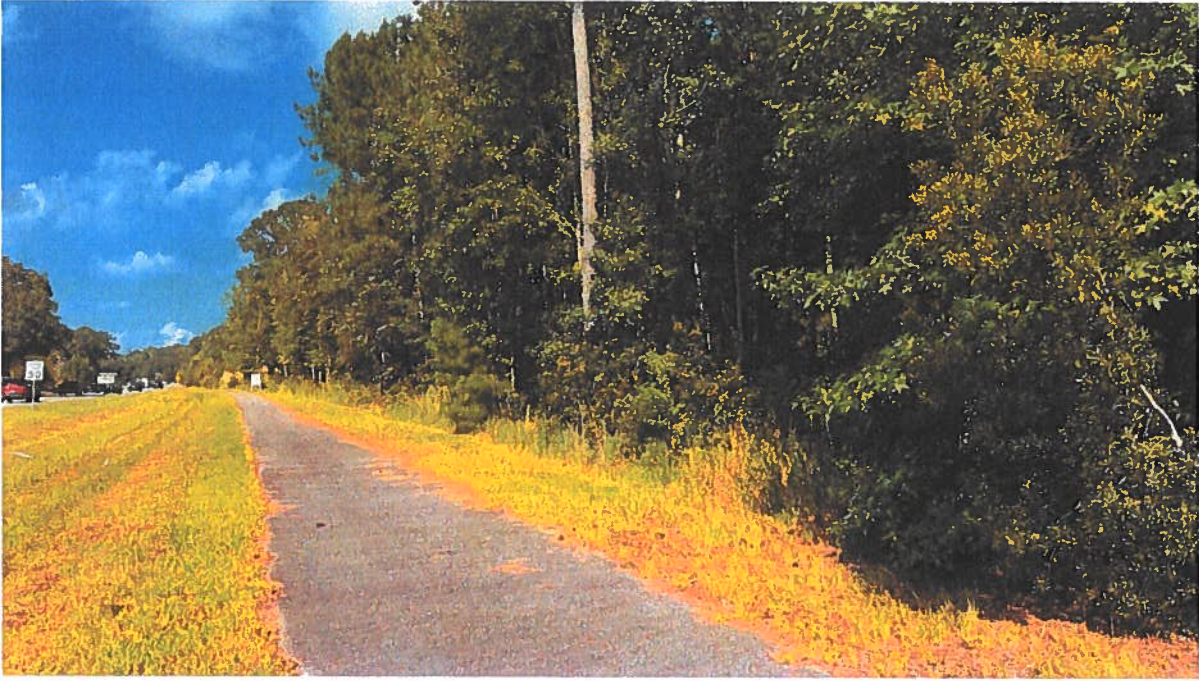


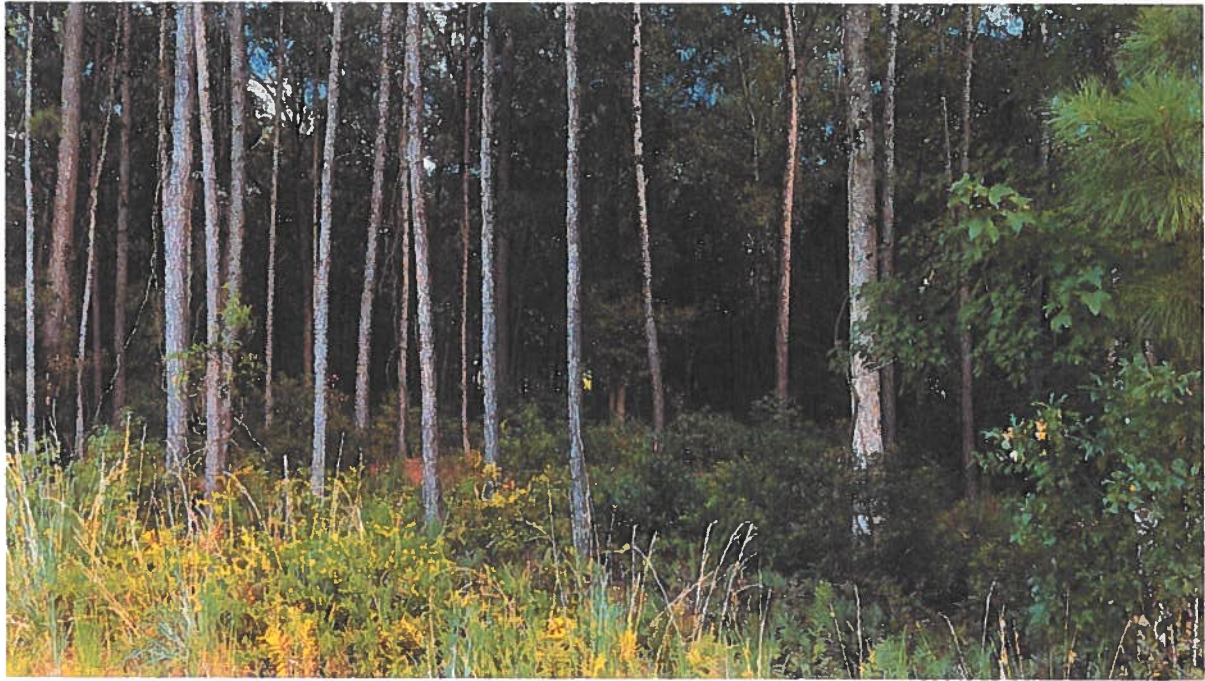
House around the bend





















Attachment # 10B: Adjacent property photos
(Willy Powell)













