

RESOLUTION

A RESOLUTION AUTHORIZING ACCEPTANCE OF THE DONATION AND CONVEYANCE OF THAT APPROXIMATELY 0.11 ACRES OF REAL PROPERTY LOCATED AT 34 THOMAS HEYWARD STREET, TMS NO. R610 039 00A 0426 0000 FROM SOUTHERN COASTAL HOMES, LLC TO THE TOWN OF BLUFFTON, SOUTH CAROLINA; AND, AUTHORIZING THE EXECUTION AND RECORDATION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH

WHEREAS, Southern Coastal Homes, LLC, (the “**Donor**”) is the record owner of that certain parcel of real property located in the Town of Bluffton, South Carolina, as more particularly described on Exhibit “**A**” attached hereto and fully incorporated herein (the “**Property**”); and,

WHEREAS, Donor desires to voluntarily convey the Property to the Town of Bluffton, a South Carolina municipal corporation (the “**Town**”), and all improvements thereon, if any, as a donation to the Town to be owned by the Town and held for public purposes; and,

WHEREAS, the Town of Bluffton Comprehensive Plan recommends acquisition of real property for the preservation of open space; and,

WHEREAS, the Town desires to accept the donation of the Property subject to the terms and conditions of the Land Grant Agreement and all exhibits thereto, attached hereto as Exhibit “**B**” (the “**Land Grant Agreement**”), and Town Council has determined that it is in the public interest for the Town to accept the donation and conveyance of the Property; and,

WHEREAS, Town Council desires to authorize the Town Manager to execute such documents and to expend such funds as are necessary to complete the donation and conveyance of the Property to the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, AS FOLLOWS:

1. The Town Council hereby authorizes the acceptance of the donation and conveyance of the Property from the Donor as a donation to the Town for use for any valid public purpose and approves the Land Grant Agreement in substantially the form attached hereto as Exhibit “**B**”. The Property shall be conveyed to the Town by limited warranty deed in substantially the form attached hereto as Exhibit “**C**”.

2. The Mayor, Town Manager, and Town Clerk are each hereby authorized to execute any and all documents necessary to effect the donation and conveyance of the Property as a donation to the Town, including, without limitation, the acceptance and recordation of the above-referenced deed with the Office of the Register of Deeds for Beaufort County, South Carolina. The Town Manager is hereby authorized to pay such reasonable costs of the transaction as may be necessary.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.

**SIGNED, SEALED AND DELIVERED AS OF THIS ____ DAY OF _____,
2026.**

Larry C. Toomer, Mayor, Town of Bluffton, South Carolina

ATTEST:

Marcia Hunter, Town Clerk, Town of Bluffton, South Carolina

**EXHIBIT “A”
(The Property)**

ALL that certain lot, tract, or parcel of land, situate, lying and being in the Town of Bluffton, County of Beaufort, State of South Carolina, containing 0.11 acres, more or less, shown and depicted as “Town of Bluffton” on a plat entitled, “An As-Built, Tree & Topographic Survey of Parcel 223 Thomas Heyward Street”, said plat prepared by T-Square Surveying, Willam J. Smith, PLS #26960, dated April 18, 2026, revised May 5, 2026, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 168 at Page 148. For a more detailed description as to location, courses, metes, bounds, distances, etc. reference to said recorded plat may be had.

This being a portion of the same property conveyed to the within Grantor by Deed of Jason Paul Alexander and Carrie O’Neal Alexander, Trustees of the Jason Alexander Living Trust Dated June 20, 2025, said deed being dated April 22, 2026, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on May 6, 2026, in Book 4535 at Page 805.

TMS NO. R610 039 00A 0426 0000

EXHIBIT “B”
(The Land Grant Agreement)

EXHIBIT “C”
(The Deed)

Prepared By and Without Benefit of Title Examination:
FINGER, MELNICK & BROOKS, P.A.
Post Office Box 24005
Hilton Head Island, South Carolina 29925
(843) 681-7000

STATE OF SOUTH CAROLINA) LIMITED WARRANTY DEED
29910
) (Donation to S.C. Municipality)
COUNTY OF BEAUFORT) TMS# R610 039 00A 0426 0000

KNOW ALL MEN BY THESE PRESENTS, THAT

Southern Coastal Homes, LLC, hereinafter referred to as “Grantor,” in the State aforesaid, in confirmation of Grantor’s donative and charitable intent and as a donation to

TOWN OF BLUFFTON
Post Office Box 386
Bluffton, South Carolina

HEREINAFTER REFERRED TO AS “Grantee,” and no other consideration to Grantor, the receipt of which is hereby acknowledged, has granted, bargained, donated, transferred and released, and by these Presents does grant, bargain, donate, transfer and release subject to the easements, restrictions, reservations and conditions set forth in the legal description below unto the said Grantee, its successors and assigns forever, **for public purposes**, the following described property:

SEE ATTACHED FOR LEGAL DESCRIPTION

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record and otherwise affecting the Premises.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said Grantee, its successors and assigns forever, so that neither Grantor, nor its successors, nor any other person or persons, claiming under it, 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 or parcel thereof, forever.

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed on this ____ day of _____, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF: GRANTOR:
Southern Coastal Homes, LLC, a South Carolina limited liability company

(Signature of First Witness)

Its:

By:

(Signature of Notary Public)

STATE OF _____)

COUNTY OF _____)

ACKNOWLEDGMENT

I, hereby certify, that on this ____ day of _____, 2026, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **NAME** as **MANAGER** of Southern Coastal Homes, LLC, a South Carolina limited liability company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who, on behalf of the company, acknowledged the due execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

(SEAL)

Second Witness/Notary Public for South Carolina

Notary Printed Name:

My Commission Expires: _____