

**RESERVED FOR RECORDING
PURPOSES:**

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION BY:
FINGER, MELNICK, BROOKS & LABRUCE, P.A.
Attn: E. Richardson LaBruce
Post Office Box 24005
Hilton Head Island, South Carolina 29925

UPON RECORDING, PLEASE RETURN TO:
FINGER, MELNICK, BROOKS & LABRUCE, P.A.
Attn: E. Richardson LaBruce
Post Office Box 24005
Hilton Head Island, South Carolina 29925

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

QUITCLAIM DEED
(Boundary Line Revision)
Portion of: R610-031-000-0003-0000

WHEREAS, the Town of Bluffton acquired that approximately 15.109-acre parcel commonly known as 140 Buck Island Road in Bluffton, South Carolina, via limited warranty deed dated March 4, 2024, which deed was recorded with the Office of the Register of Deeds (the “*ROD*”) for Beaufort County, South Carolina, on March 8, 2024, in Record Book 4316 at Page 1306, which parcel has been assigned Beaufort County Tax Map No. R610-031-000-0003-0000 (the “*Town Property*”); and,

WHEREAS, Beaufort County is the record owner of that approximately 8.51-acre parcel of real property, more or less, identified as Phase 3 of the Bluffton Parkway as shown and designated on that certain plat recorded with the ROD in Plat Book 124 at Pages 175-176 through condemnation, title to which is evidenced by that certain annotated Condemnation Notice and Tender of Payment recorded with the ROD on January 28, 2006, in Record Book 2676 at Page 1304, which parcel has been assigned Beaufort County Tax Map No. R610-031-000-1561-0000 (the “*County Property*”); and,

WHEREAS, a survey of the Town Property revealed that (i) the multi-use pathway constructed and maintained by Beaufort County alongside the Bluffton Parkway right-of-way and (ii) a portion of the County-maintained stormwater pond encroached onto the Town Property from the County Property (collectively, the “*Encroachments*”); and,

WHEREAS, the Town of Bluffton desires to convey such portions of the Town Property to Beaufort County so that the Encroachments are no longer on the Town Property and Beaufort County desires to accept title to the same.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT

TOWN OF BLUFFTON, a South Carolina municipal corporation, hereinafter referred to as “Grantor” in the State aforesaid and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and no other consideration to Grantor in hand paid by

BEAUFORT COUNTY, SOUTH CAROLINA
a South Carolina body politic having the following address:
Post Office Drawer 1228
Beaufort, South Carolina 29901

HEREINAFTER REFERRED TO AS “Grantee,” and no other consideration to Grantor, the receipt of which is hereby acknowledged, has remised, released and forever quitclaimed, and by these Presents does remise, release and forever quitclaim subject to the easements, restrictions, reservations and conditions set forth in the legal description below unto the said Grantee, its successors and assigns forever, the following described real property, *to wit*:

ALL that certain piece, parcel and lot of land, situate, lying and being in the Bluffton Township, Beaufort County, South Carolina, containing 0.072 acres, more or less, and being shown and described as “**AREA TO BE ACQUIRED BY BEAUFORT COUNTY**” on that certain plat entitled, “*A Lot Line Reconfiguration Plat of #140 Buck Island Road, Tax Parcel Nos. R610-031-000-0003-0000 & R610-031-000-1561-0000, Town of Bluffton, Beaufort County, South Carolina,*” dated June 11, 2024, prepared by Jeremy W. Reeder, SCPLS No. 28139, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book _____ at Page _____. For a more specific description as to metes and bounds, reference to the aforementioned plat is hereby craved.

DERIVATION CLAUSE: This being a portion of the property conveyed to the Grantor herein by F & D, LLC, by deed dated March 4, 2024, and recorded with the ROD on March 8, 2024, in Record Book 4316 at Page 1306.

TAX MAP NO. Portion of R610-031-000-0003-0000.

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record and otherwise affecting the Premises and the Parties agree and acknowledge that the delivery and recording of this deed shall not operate as a merger extinguishing any easements that the Grantee and/or the Grantor may possess over the Premises and further reserving unto the Grantor all rights and interests in those utility easements shown on the aforementioned plat of record.

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.

[Remainder of Page Intentionally Omitted. Signature Page(s) and Exhibit(s) to Follow.]

IN WITNESS WHEREOF, the Grantor has set its Hand and Seal, with the intent to be legally bound thereby, by its duly authorized signatory as of this ____ day of _____, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

TOWN OF BLUFFTON, a South Carolina
municipal corporation

(Signature of First Witness)

(Printed Name of First Witness)

(Signature of Second Witness or Notary Public)

(Printed Name of Second Witness or Notary Public)

By: _____ (L.S.)

Name: STEPHEN STEESE

Title: TOWN MANAGER

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I HEREBY CERTIFY that on this ____ day of _____, 2024, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared STEPHEN STEESE as TOWN MANAGER of the TOWN OF BLUFFTON, a South Carolina municipal corporation, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, who, on behalf of the corporation, acknowledged the execution thereof.

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

(Signature of Notary Public) (SEAL)

Printed Notary Name: _____

Notary Public for the State of South Carolina

My Commission Expires: _____