

FILED:	RECORDED:	INDEXED	EXEMPT
08/16/2011	03:45:05 PM		
REC. FEE:	10.00	CD FEE:	.00
STATE FEE:	.00	TOTAL FEES:	10.00
PAGES:	3		
VICKI M. MCCARTHY - REGISTER OF DEEDS			
SUMTER COUNTY BY: K. McLeod			

STATE OF SOUTH CAROLINA)
)
 COUNTY OF SUMTER)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Second Mill Developers, LLC, hereinafter referred to as the Grantor, in the State aforesaid, and in consideration of the sum of \$5.00 DOLLARS and NO other valuable consideration, to him/her/them, in hand paid at and before the sealing of these presents by **THE COVE HOMEOWNERS ASSOCIATION, INC.**, hereinafter referred to as the Grantee 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 Grantee the following described property, to wit:

All that certain piece, parcel and lot of land with improvements thereon situate, lying and being in the City and County of Sumter, State of South Carolina identified as a parcel containing 0.98 acres, more or less, of common area being conveyed to the homeowners association, as shown on plat of Louis W. Tisdale, R.L.S. dated July 18, 2011 recorded in Plat Book 2011 at page 183, records of Sumter County.

Aforesaid Plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property concerned herein. This description is in lieu of metes and bounds, as permitted by law under Section 30-5-250 of the 1976 Code of Laws of South Carolina, As Amended. Be all measurements a little more or a little less and according to said plat.

This being a part of that same property conveyed to the Grantor by deed William Allister Brown, Jr., Loretta B. Colcolough and Francis T. Brown dated September 12, 2006 and recorded on September 12, 2006 in Deed Book 1044 at page 1112, records of Sumter County.

This conveyance is made subject to all visible or recorded Easements, requirements, set backs, Rights of Way and Restrictive Covenants affecting the herein described property including those contained in the Declaration of Protective Covenants and Conditions for The Cove recorded in Deed Book 1076 at page 722, records of Sumter County, as amended, and as shown on plat recorded in Plat Book 2007 at page 175 and Plat Book 2011 at page 183, records of Sumter County.

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 Grantee, his/her/its/their heirs, successors and assigns 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 said Grantee, his/her/its/their, heirs, successors and assigns against Grantor and Grantor(s) successors and assigns, and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS the hand and seal of the Grantor(s) on August 15th, 2011.

Camey Doyin
 Witness

Second Mill Developers, LLC

Margaretta E. Hawk
 Witness

By: Dunlap Properties Limited Partnership
 (Managing Member)

By: TBD Group, LLC by Tyler B. Dunlap, Jr. (Mgr/Gen. Part.)

Lanetha A. McLeod

Auditor's Endorsement

R. Padon News


Assessor's Endorsement

STATE OF SOUTH CAROLINA)
)
COUNTY OF SUMTER)

ACKNOWLEDGMENT

The undersigned Notary Public for the State of SOUTH CAROLINA does herewith certify that he/she saw the above named Second Mill Developers, LLC by Dunlap Properties Limited Partnership its Managing Member by TBD Group, LLC by Tyler B. Dunlap, Jr. its Manager/General Partner, who has properly identified themselves to the undersigned Notary Public, who did sign, execute and deliver the herein document for the uses and purposes set forth therein, freely and voluntarily on August 15th, 2011.

(affix seal)
(here)


Notary Public for SOUTH CAROLINA
My Comm. expires: 5-28-2018

Return Deed to Grantee at Mailing Address:

1770 Camden Highway
Sumter, SC 29153

True Consideration is: \$5.00 and no other consideration **(DO NOT PUBLISH)**

This deed has been prepared by Rickenbaker & Mociun, Attorneys, but the title to the herein described real property has NOT been examined and is NOT certified to any party named herein.

STATE OF SOUTH CAROLINA)
)
COUNTY OF SUMTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

Property identified as 0.98 acres, more or less, (Plat Book 2011 page 183) which is a part of Sumter Tax Map Parcel No. 205-00-01-008 was transferred by Grantor(s) to Grantee(s) on the date herein stated.

The transaction was (Check one):

XXX an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$5.00 and NO other consideration..

N/A not an arm's length real property transaction and the fair market value of the property is \$ N/A.

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S. C. Code Ann. Section 12-24-10 et. seq. because of the following reasons: N/A

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

I further understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Second Mill Developers, LLC

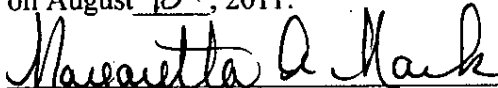
By: ~~Dunlap Properties Limited Partnership~~

By: TBD Group, LLC by Tyler B. Dunlap, Jr.

(Mgr/Gen. Partner)

A Responsible person connected with this Transaction

SWORN to before me this on August 15th, 2011.



Notary Public for South Carolina

My Comm. expires: 5-28-2018