

Regulation 72-308. The property is conveyed with the understanding that it and related facilities will be maintained in compliance with this act and these regulations.

- 4. So long as Grantor or any of his affiliated entities are engaged in marketing the properties of Beach Forest subdivision, including any additions thereto, or any properties nearby, Grantor reserves for itself, its successors and assigns the use, without charge, of such portions of the clubhouse presently and historically used for marketing activities associated with real estate sales.
- 5. The easements and rights herein reserved shall run with the land and shall be binding upon the Grantee, its Successors, and Assigns.

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 premises before mentioned unto the said GRANTEE, its Successors, Administrators and Assigns, forever in fee simple, together with every contingent remainder and right of reversion.

And the GRANTOR does hereby bind its Successors, Administrators and Assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its Successors, Administrators and Assigns, against itself and its Successors, Administrators and Assigns, claiming, or to claim the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 19th day of September, 2017.

IN THE PRESENCE OF:

**DUNLAP PROPERTIES, a SC
Limited Partnership**

Camey Hendricks
Witness #1:
Printed Name Camey Hendricks

[Signature]
TYLER B. DUNLAP, JR., General Partner

Janet B Bessley
Witness #2 & Notary Public
Printed Name: Janet B Bessley

[Signature]
By: TBD Group, LLC by Tyler B. Dunlap, Jr.,
Manager

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF SUMTER)

I, Yaret B Beasley, Notary Public for the State of South Carolina do hereby certify that, **TYLER B. DUNLAP, JR., General Partner, DUNLAP PROPERTIES, a South Carolina Limited Partnership, and as Manager of TBD Group, LLC**, personally came before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 19th

day of September, 2017.

Yaret B Beasley (LS)
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 3-6-19

GRANTEE'S ADDRESS:

**BEACH FOREST VILLAGE PROPERTY OWNERS ASSOCIATION., INC.
1770 CAMDEN HWY
SUMTER, SC 29153**

****TITLE NOT SEARCHED OR CERTIFIED BY PLAYER & MCMILLAN, LLC**
ONLY DEED PREPARED BY ATTORNEY PLAYER**