Assessor's Endorsement 09/21/2017 02:51:00 PM

Jaan H. Day ald

D September 21, 2017 10:28:40 AM Pgs: 724-730 Rec: \$11.00 Total: \$11.00

Cons: \$0.00

VICKI M. MCCARTHY - REGISTER OF DEEDS SUMTER COUNTY BY: RBC

FRETURN TO:

ATTORNEYS PLAYER & MCMILLAN File #4096-BEACH FOREST VILLAGE HOA

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY	OF	SUMTER)	

KNOW ALL MEN BY THESE PRESENTS, That, DUNLAP PROPERTIES, a SOUTH CAROLINA LIMITED PARTNERSHIP, ("Grantor"), in the State aforesaid, in consideration of the premises and the sum of Ten and 00/100 (\$10.00) Dollars and no other monetary consideration, to the Grantor, in hand paid at and before the sealing of these presents by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, BEACH FOREST VILLAGE PROPERTY OWNERS ASSOCIATION., INC., a non-profit corporation, for the uses and purposes and upon and subject to the terms, conditions, rights, restrictions, uses, covenants, reservations and easements as set forth herein, its Successors, Administrators and Assigns, forever in fee simple, together with every contingent remainder and right of reversion all of its right, title and interest in and to the property described on the attached Schedule "A".

This conveyance is subject to:

- 1. All visible, and recorded, easements, rights-of-way, restrictions, covenants and zoning ordinances affecting the same.
- 2. To the extent, if any, they apply to the property herein conveyed, those Restrictive Covenants recorded in the Office of the Register of Deeds for Sumter County in Book 902, at page 1612, and any Amendments thereto.
- 3. A perpetual easement appurtenant retained by the Grantor, his successors and assigns, for the continuation of and further expansion of the surface and sub-surface drainage of properties, including properties acquired in the future, of Grantor, his or her successors, assigns, associates and affiliates, provided by any of the properties herein conveyed, including the right to include any of the properties herein conveyed within any design, construction, and implementation of any drainage system for such properties. The property or portions thereof are included within a storm management plan implemented in compliance with the requirements of the South Carolina Stormwater Management and Sediment Reduction Act of 1991 (48-14-10, et. seq.),

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

Witness #1:

Printed Name Comuse Hender

YLER B. DUNLAP, JR., General Partner

Witness #2 & Notary Public

Printed Name: Janet B Beasley

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

Manager

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COL	NTY	OF S	UMI	TER.

day of September, 2017.

NOTARY PUBLIC FOR SOUTH CAROLINA MY COMMISSION EXPIRES: 3-6-/9

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