

EXHIBIT A

Legal Description

ALL that certain piece, parcel or lot of land situate, lying and being on Kiawah Island, Charleston County, State aforesaid, known and designated as Lot Number Two Hundred Fifty-Nine (259), Tract 15, Block 2, on a plat of Tract 15, Block 2 Middlewoods East Subdivision (412) made by Coastal Surveying Co., Inc., dated August 5, 1976, and recorded in Plat Book AG at Page 106, in the ROD Office for Charleston County, South Carolina, and also shown on the final approved plat having latest revision dated January 10, 1978, and recorded in Plat Book AK, at Page 93 in the ROD Office, said property having such boundaries, metes, courses and distances as will by reference to said plat more fully appear.

Subject, however, to the following terms and conditions:

- a. All covenants, obligations, restrictions and limitations as contained in the Declaration of Covenants and Restrictions of the Kiawah Island Community Association, Inc., declared by the Kiawah Island Company, Inc., and recorded in Book M114, Page 407, in the ROD Office for Charleston County, SC as amended;
- b. All covenants, obligations, restrictions and limitations applicable to Class "A" Residential Areas of Kiawah Island, all as contained in the Declaration of the Kiawah Island Company, Inc. recorded in Book T108, Page 339 in the ROD Office for Charleston County, SC.;
- c. Further covenant and restriction that no residence or dwelling shall be erected thereon unless said residence or dwelling be constructed with a minimum of One Thousand Seven Hundred Fifty (1,750) square feet of total enclosed dwelling area, and a minimum of One Thousand Three Hundred (1,300) square feet of enclosed dwelling are on the main floor should said residence be more than one story in height, as said term "enclosed dwelling area" is defined in the aforesaid recorded covenants.
- d. All covenants, obligations, restrictions and limitations applicable to Kiawah Island Company Limited properties as contained in the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions recorded at Book M114, Page 406 in the ROD Office for Charleston County, SC.;
- e. All easements as shown on the aforesaid plat by Coastal Surveying Co., Inc.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) **AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

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

- 1. I have read the information on this affidavit and I understand such information.
- 2. The property being transferred is located at 259 Cordgrass Court, Kiawah Island, SC 29455, bearing Charleston County Tax Map Number 207-04-00-052, and was transferred by Ashley A. Johnson and Mary Quinto Johnson to William Michael Haley and Nikki R. Haley, as joint tenants with rights of survivorship, and not as tenants in common on September 20, 2019.

3. Check one of the following: The deed is

- (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$2,400,000.00
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

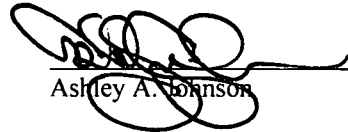
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$ 2,400,000.00
- (b) Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 2,400,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$8,880.00.

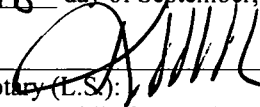
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

9. I understand that a person required to furnish this affidavit who willfully 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.



Ashley A. Johnson

SWORN to and subscribed before me this
18 day of September, 2019.



Notary (L.S.):

Notary Public for South Carolina
My Commission Expires: _____
Notary (printed name): _____

KRISTIN M. BRADSHAW Notary Public, South Carolina My Commission Expires August 19, 2024
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RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

BUIST BYARS & TAYLOR, LLC
 FRESHFIELDS VILLAGE
 130 GARDNER'S CR PMB 138
 JOHNS ISLAND SC 29455 (BOX)

RECORDED		
Date:	October 1, 2019	
Time:	9:52:21 AM	
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Michael Miller, Register Charleston County, SC		

MAKER:

JOHNSON ASHLEY A AL

RECIPIENT:

HALEY WILLIAM M AL

Note:

of Pages:

Recording Fee	\$ 15.00
State Fee	\$ 6,240.00
County Fee	\$ 2,640.00
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 8,895.00

Original Book:

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AUDITOR STAMP HERE
 RECEIVED From ROD
 Oct 10, 2019
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
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