

123-00-00-002  
TMS 123-00-00-037  
DATE 4-25-2013  
THOMAS W. HILL CR  
ASSESSOR COLLETON COUNTY

201300039813  
ANDERSON & BROWN LLC  
ATTORNEYS AT LAW  
PO BOX 576  
HAMPTON SC 29924

201300039813  
Filed for Record in  
COLLETON COUNTY SC  
DEBORAH H GUSLER, REGISTER OF DEEDS  
04-17-2013 At 12:36 pm.  
DEED 2711.00  
OR Volume 2111 Page 246 - 249

Space above this line for recording information only

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF COLLETON )

**TITLE TO REAL ESTATE**  
(General Warranty Deed)

WHEREAS, the property below-described is being conveyed by the Grantor to the Grantees at the direction of **First American Exchange Company, (as Qualified Intermediary for J. M. Boulware)**, as part of a multiple property non-simultaneous tax-free exchange transaction as more fully provided in a separate Agreement for Exchange of Property.

KNOW ALL MEN BY THESE PRESENTS, That **J. M. BOULWARE**, hereinafter referred to as GRANTOR, in the State aforesaid, County aforesaid, in consideration of the sum of FIVE AND NO/100 (\$5.00) DOLLARS AND THE EXCHANGE OF LIKE-KIND REPLACEMENT PROPERTY VALUED AT SEVEN HUNDRED THIRTY THOUSAND AND NO/100 (\$730,000.00) DOLLARS PURSUANT TO INTERNAL REVENUE CODE SECTION 1031, to him/her/them/it paid at and before the sealing of these presents by **RICHARD ALEXANDER MURDAUGH, SR.**, hereinafter referred to as GRANTEE, in the State aforesaid, (the receipt of which is hereby acknowledged), has/have granted, bargained, sold and released, and by these presents do/does grant, bargain, sell and release, subject to all easements, covenants, conditions, and restrictions of record and subject to any easements, covenants, conditions, and restrictions contained within this instrument, unto the said GRANTEE, his/her/its/their Heirs and Assigns, forever, in fee simple, the following described property:

**TRACT I**

ALL that certain piece, parcel or tract of land, with buildings and improvements thereon containing 176 acres, more or less, situate, lying and being in Ashton School District, Colleton County, South Carolina, said tract being bounded, now or formerly as follows: on the Northeast by State Road S-15-38 (Moselle Road); on the Southeast by lands of David Lamar Godley (TMS 139-00-00-002); on the Southwest by lands of J. M. Boulware (TMS 122-00-00-003), and on the Northwest by lands of Barrett T. Boulware (TMS# 122-00-00-009).

**TMS# 123-00-00-002**

**TRACT II**

ALL that certain piece, parcel or tract of land, with buildings and improvements thereon containing 16.5 acres, more or less, situate lying and being in Ashton School District, Colleton County, South Carolina, said tract being bounded, now or formerly, as follows: on the Northeast by lands of William E. and Faber C. Mears (TMS 122-00-00-004); on the Southeast by State Road S-15-27 (Cross Swamp Road); on the Southwest by State Road S-15-38 (Moselle Road); and on the Northwest by lands of Willard E. and Faber C. Mears (TMS 122-00-00-004).

**TMS# 123-00-00-037**

This is the same property conveyed to J. M. Boulware by deed of Barrett T. Boulware dated March 23, 2009 and recorded April 8, 2009 in the office of the Register of Deeds for Colleton County, SC in Deed Book 1740 page 209.

**Grantee's Address:** PO Box 457  
Hampton, SC 29924

**PREPARED BY ANDERSON AND BROWN, LLC  
PO BOX 576, HAMPTON, SOUTH CAROLINA 29924**

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, subject to all easements, covenants, conditions, and restrictions of record and subject to any easements, covenants, conditions, and restrictions contained within this instrument, unto the said GRANTEE, his/her/its/their Heirs and Assigns, forever, in fee simple.

AND GRANTOR do/does hereby bind himself/herself/itself/themselves and his/her/its/their Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said GRANTEE, as hereinabove provided against himself/herself/itself/themselves and his/her/its/their Heirs and any person or persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Any reference in this instrument to the singular shall include the plural, vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the Gender of the Grantee.

IN WITNESS whereof the Grantor has set his/her/its/their hand and seal this 15<sup>th</sup> day of April in the Year of our Lord two thousand and thirteen.

SIGNED, SEALED & DELIVERED  
IN THE PRESENCE OF:

Cristal Evans  
Witness #1

J.M. Boulware  
J.M. Boulware

[Signature]  
Witness #2/Notary

STATE OF SOUTH CAROLINA )  
)  
COUNTY OF HAMPTON )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2013 by **J. M. BOULWARE.**

[Signature]  
Notary Public of South Carolina,  
My Commission Expires: 4/15/17

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF COLLETON )

**AFFIDAVIT**

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 192.5 acres on Moselle Road, Islandton, SC 29929, bearing Colleton County Tax Map Number 123-00-00-002, 123-00-00-037, was transferred by J.M. Boulware to R. Alexander Murdaugh, Sr. on April 15, 2013.
3. Check one of the following: The deed is
  - (a)  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): 1 .
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
  - (a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$730,000.00.
  - (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  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. 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:	<u>\$ 730,000.00</u>
(b) Place the amount listed in item 5 above here:	<u>\$ 0.00</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$ 730,000.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,701.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Purchaser/Grantee.
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.

Sworn to before me this 16th day of April, 2013.

Keely Hanibrown  
Notary Public for South Carolina  
My Commission Expires: 12/15/2015

Responsible Person connected with the Transaction

[Signature]  
Kevin A. Brown, Attorney for Purchaser