

Prepared by  
SUMNER LAW FIRM, LLC  
Edgefield, South Carolina  
Title Not Examined

202000001487 EXEMPT  
Filed for Record in  
EDGEFIELD COUNTY, SC  
CHARLES L. REEL, CLERK OF COURT  
05-07-2020 At 11:34 am.  
EASEMENT 25.00  
OR Book 1799 Page 289 - 290

STATE OF SOUTH CAROLINA )

COUNTY OF EDGEFIELD )

**EASEMENT FOR ACCESS**

Instrument Book Page  
202000001487 OR 1799 289

**KNOW ALL MEN BY THESE PRESENTS, THAT, PARKER LAND MANAGEMENT AND DEVELOPMENT COMPANY, INC., (hereinafter referred to as "GRANTOR")** for and in consideration of the sum of Five and no/100 (\$5.00) Dollars to it in hand paid, the receipt whereof is hereby acknowledged, does hereby grant and convey to **NATALIE C. BUTRYM as Personal Representative of the Estate of Othello B. Cogburn, (hereinafter referred to as "GRANTEE")** its successors and/or assigns, a Perpetual Non-Exclusive Easement for the purpose of ingress and egress, on, over and across the property described herein, having the dimensions of Twenty feet in width and providing access from the currently owned property of the Grantee, across the property currently owned by the Grantor, both as described herein, said easement also being shown on that plat dated September 6, 2018 and revised on February 13, 2020 and February 24, 2020, prepared by Yonce Land Surveying, LLC, and recorded in the Office of the Clerk of Court for Edgefield County in Record Book *J/R* at Page 40350 Said easement being located on that property of the Grantor herein named being described as follows:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Edgefield, State of South Carolina, containing Forty Seven (47) acres, more or less, and being bounded now or formerly on the NORTH by lands of the Kate Lyon Estate, et al; on the EAST by lands of Annie Lee Logue, now lands of Champion Paper Company and International Paper Company; on the SOUTH by lands of Champion Paper Company; and on the WEST by lands of J.E. Bryan, et al.

Tax Map Number: 107-00-00-008-000

This being a portion of that property conveyed by Lorraine K. Parker to Parker Land Management and Development Company, Inc. dated October 27, 1981 and recorded November 9, 1981 in the Office of the Clerk of Court for Edgefield County in Deed Book 86 at Page 87.

**GRANTOR** further acknowledges that it is its intent that the easement herein granted be an appurtenant easement and therefore, run with the dominant estate currently held by the **GRANTEE** herein, bearing tax map number 107-00-00-006-000 and more fully described as

follows:

All that piece, parcel or tract of land, situate, lying and being in the County of Edgefield, State of South Carolina, containing One Hundred Twenty-One (121) acres, more or less, being bounded, now or formerly on the North by Sleepy Creek; on the East by lands of R. P. McCary; and on the South and West by lands of Champion International Corporation.

Tax Map Number: 107-00-00-006-000

This being the same property conveyed to Benjamin R. Cogburn by deed dated September 21, 1977 and recorded in Deed Book 74 at Page 48 in the Office of the Clerk of Court for Edgefield County in Deed Book 74 at Page 48. Thereafter, Benjamin R. Cogburn died testate on June 20, 1998 devising said property to Othello B. Cogburn, said estate being found in the Office of the Probate Court for Edgefield County in File #2000-ES-19-00120 and further evidenced by that Deed of Distribution dated September 22, 2000 and recorded October 2, 2000 in the Office of the Clerk of Court for Edgefield County in Record Book 695 at Page 127.

**TO HAVE AND TO HOLD**, all and singular, the said Easement hereinbefore granted, unto the said **NATALIE C. BUTRYM as Personal Representative of the Estate of Othello B. Cogburn**, its successors and/or assigns.

**IN WITNESS WHEREOF**, I have set my hand and seal this 16 day of March, 2020.

Signed, Sealed and Delivered  
In the Presence of:

**GRANTOR:**  
**PARKER LAND MANAGEMENT AND  
DEVELOPMENT COMPANY, INC.**

[Signature]  
Witness  
[Signature]  
Witness

[Signature]  
By: **FARRIS C. PARKER, JR., PRESIDENT**

STATE OF SOUTH CAROLINA )  
COUNTY OF EDGEFIELD )

**ACKNOWLEDGEMENT**

**PERSONALLY APPEARED BEFORE ME**, Farris C. Parker, Jr. as President of Parker Land Management and Development Company, Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

**SWORN TO AND SUBSCRIBED TO BEFORE ME**  
This 16 day of March, 2020.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 3-16-25

