

STATE OF SOUTH CAROLINA)
)
 COUNTY OF ANDERSON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That we, Jerry A. Meehan and W. Richard McClellion in the state aforesaid, in consideration of the sum of One Dollars No/100 (\$1) Dollars to it in hand paid at and before the sealing of these presents to Woodfern Estates, Inc.(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Woodfern Estates, Inc., its Heirs and Assigns forever, the following described property, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina, being known and designated as Tract Number "LL-B" containing approximately 20.00 Acres, more or less, as shown on a plat of record in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 116, at page 302, and having the metes and bounds, courses and distances as upon said plat appear.

TMS# 100-00-04-031 Tract "LL-B"

Also:

All that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina, being known and designated as Tract Number "C-2 Little Mountain Rd" containing approximately 17.24 Acres, more or less, as shown on a plat of record in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 116, at page 297, and having the metes and bounds, courses and distances as upon said plat appear.

TMS# 100-00-04-036 Tract "C-2 Little Mountain Rd"

Also:

All that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina, containing approximately 20.43 Acres, more or less, as shown on a plat of record in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 116, at page 301, and having the metes and bounds, courses and distances as upon said plat appear.

TMS# 100-00-05-013 20.43 ac Martin Rd.

Also:

All that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina, being known and designated as Tract Number "Y" containing approximately 2.16 Acres, more or less, as shown on a plat of record in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 116, at

page 300, and having the metes and bounds, courses and distances as upon said plat appear.

TMS# 100-01-01-005 Tract "Y" Martin Rd.

Also:

All that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina, being known and designated as Lot Number Nineteen (19) Martin Rd. containing approximately 1.00 Acres, more or less, as shown on a plat of record in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 116, at page 296, and having the metes and bounds, courses and distances as upon said plat appear.

TMS# 100-01-02-012 Lot 19 Martin Rd.

Also:

All that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina, being known and designated as Tract Number Twenty-eight (28) containing approximately 1.88 Acres, more or less, as shown on a plat of record in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 118, at page 283, and having the metes and bounds, courses and distances as upon said plat appear.

TMS# 100-01-02-014 Lot 28 Martin Rd.

The above described property is a portion of the property conveyed unto Jerry A. Meehan and Richard W. McClellion by deed of Williams B. Pickens dated March 29, 1993, and recorded March 31, 1993 in the office of the Clerk of Court for Anderson County, South Carolina, in Deed Book 1586, Page 17.

Grantee's Address: 120 W. Whitner St
Anderson, SC 29624

This conveyance is specifically made subject to the following Restrictions, to wit:

1. Any permanent residential building shall consist of no less than 1,000 square feet of heated space.
2. If a mobile home is placed on any lot, then the said mobile home shall be underpinned on all sides with a minimum of 700 square feet of heated space. No mobile home earlier than the year 1975 shall be allowed on any lot.
3. There shall be a set back line of fifty (50) feet on the front of each lot and ten (10) feet from each side lot line.
4. No abandoned or unlicensed vehicles of any kind shall be permitted to remain on any lot.
5. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.
6. Chicken houses or commercial feed lots are specifically prohibited.
7. No more than one (1) mobile home shall be placed on said lot.

Invalidation of any one of these covenants by Judge or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

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 Woodfern Estates, Inc., its Heirs and Assigns forever; and we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Woodfern Estates, Inc., or any part thereof.

WITNESS our hands and seals this 29th day of July, 2010.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Donna D. Ron
Witness

[Signature]
Witness

Donna D. Ron
Witness

[Signature] (LS)
Jerry A. Meehan

[Signature] (LS)
W. Richard McClellion

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that the, Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 29th day of July, 2010.

Donna D. Ron (SEAL)
Notary Public for South Carolina
My Commission Expires 10-16-2011

[Signature]
Witness

STATE OF SOUTH CAROLINA)

COUNTY OF ANDERSON)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.

2. The property being transferred is located at MULTIPLE ADDRESSES

bearing ANDERSON County Tax Map Number
1000004031,036,05-013,1000101005,02-012, was transferred by JERRY A. MEEHAN AND
W. RICHARD MCCLELLION to WOODFERN ESTATES, INC.
 on JULY, 2010

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

#8

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

GRANTOR

5. I understand that a person required to furnish this affidavit who wilfully 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.

Jerry A. Meehan
 Responsible Person Connected with the Transaction

JERRY A. MEEHAN

Print or Type Name Here

SWORN to before me this 29th day of July 20 10

Notary Public for SC Dennis S. Row
 My Commission Expires: 10-16-2011

100015787 8/11/2010 12:23:10 PM
 FILED, RECORDED, INDEXED
 Bk: 09710 Pg: 00011 Pages: 004
 Rec Fee: 10.00 St Fee: EXEMPT
 Co Fee: EXEMPT
 REGISTER OF DEEDS, ANDERSON CO, SC
 Shirley McElhannon