

BK S 190PG594

STATE OF SOUTH CAROLINA
 COUNTY OF CHARLESTON

} TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT WILD DUNES ASSOCIATES, a South Carolina general partnership in consideration of the sum of Five and No/100 (\$5.00) Dollars and NO OTHER good and valuable consideration to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto MORGAN PLACE PROPERTY OWNERS' ASSOCIATION, INC., its successors and assigns forever, the following described property:

All that certain piece, parcel and tract of land shown and designated as Morgan Place Drive 50' R/W, also shown as Total Area Of R/W Within Tract F, Block G, 82,439 S.F. on a plat entitled "Final Subdivision Plat Showing 68 Lots On A Portion of Tract F, Block F And Tract F, Block G, Located On Morgan Place Drive, Wild Dunes - City of Isle of Palms, Charleston County, South Carolina," by Engineering, Surveying and Planning, Inc. dated May 9, 1988 and recorded in the R.M.C. Office for Charleston County June 10, 1988 in Book BR at Page 185, said properties having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully appear.

SUBJECT TO that certain Temporary Easement for Access, Ingress and Egress over and upon a portion of Morgan Creek Drive granted by Wild Dunes Associates, a South Carolina general partnership to South Carolina Federal Savings Bank dated as of December 29, 1989 and recorded February 9, 1990 in Book 5190 at Page 594 in aforesaid RMC Office.

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 said premises before mentioned unto the grantee hereinabove named, and grantee's successors and assigns forever.

And the grantor does hereby bind the grantor and the grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and the grantee's successors and assigns against the grantor and the grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

ROBINSON, CRAVER, WALL & HASTIE P.A.
P. O. BOX 1650
MYRTLE BEACH, SOUTH CAROLINA 29577

RK S 190PG596

4.00
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RI
How

TMS VERIFIED
BAC D.H.
DTD 02-12-90

190 PG 596
S190-594
90 FEB -9 AM 11:05

REGISTERED MAIL SERVICE
CHARLESTON COUNTY S.C.

Recorded this 9th day of February 1990
On Property Record Card

Pauline S. Koger

Auditor Charleston County

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WITNESS the grantor's hand and seal effective as of the 29th day of December in the year of our Lord One Thousand Nine Hundred and Eighty Nine.

IN THE PRESENCE OF:

WILD DUNES ASSOCIATES, a South Carolina general partnership

Harry R. Ritchie
Darryl M. Myrick

By: Noel D. Thorn
Its Administrative Partner

TMS No.: 571-08-00-067

Grantee's Address: c/o Ravenel Associates
1202 Palm Blvd.
Isle of Palms, S.C. 29451

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named WILD DUNES ASSOCIATES, a South Carolina general partnership by Noel D. Thorn, its Administrative Partner sign, seal and as the act and deed of the Partnership, deliver the within written instrument, and that (s)he with the other witness above subscribed, witnessed the execution thereof.

Harry R. Ritchie

SWORN to before me this
~~25th~~ day of January, 1990.

Darryl M. Myrick
Notary Public for South Carolina

My Commission Expires: 4/27/99