

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Remley Associates, LLC, a South Carolina limited liability company** (hereinafter called "**Grantor**"), in the State aforesaid, for and in consideration of the sum of Five and No/100ths (\$5.00) Dollars to Grantor in hand paid at and before the sealing of these presents by **River Reach at Remley's Point Community Association, Inc., a South Carolina non-profit corporation** (hereinafter called "**Grantee**"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to all limitations, covenants, easements, conditions and restrictions of record including, without limitation, those described in **Exhibit "B"** and hereinafter set forth, unto the Grantee, the following described property, to-wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Grantee's Address: P.O. Box 1302
Johns Island, South Carolina 29457

THIS CONVEYANCE is made subject to all covenants, easements, conditions and restrictions of record, including, without limitation, those described in **Exhibit "B"**.

TOGETHER WITH all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned, subject to the limitations, covenants, easements, conditions and restrictions set forth herein, unto the Grantee and Grantee's successors and assigns, forever.


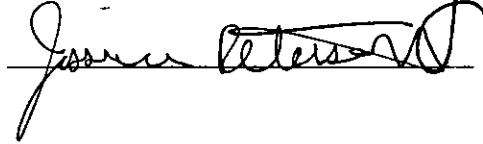
AND, subject to the limitations, covenants, easements, conditions and restrictions as set forth above, the said Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the said Premises (with the exception of that portion of the Premises lying below the mean high water mark of abutting tidal waters) unto the said Grantee, its successors and assigns forever, against itself, its successors and assigns, so that neither Grantor nor those claiming under Grantor shall hereafter have any interest in or claim the same or any part thereof. No warranty of title is given with respect to that portion of the Premises lying below the mean high water mark of abutting tidal waters.

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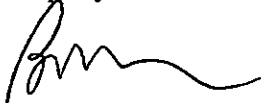
BK R 603PG651

IN WITNESS WHEREOF, the Grantor and Grantee have set their Hands and Seals this
5th day of October, 2006.

Signed, Sealed and Delivered
In the Presence Of:

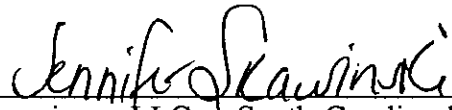



GRANTOR:
Remley Associates, LLC, a South Carolina
limited liability company

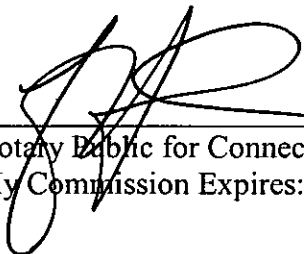
By: 
Barry P. Marcus
Its Senior Vice-President

STATE OF CONNECTICUT)
)
COUNTY OF FAIRFIELD)

ACKNOWLEDGMENT

I,  (Notary Public), do hereby certify that
Remley Associates, LLC, a South Carolina limited liability company, by Barry P. Marcus, its
Senior Vice-President, personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and seal this 5th day of October, 2006.



Notary Public for Connecticut
My Commission Expires: _____

JENNIFER L. SKAWINSKI
Notary Public
Fairfield Cty. CT
My Commission Expires 5-31-08

EXHIBIT A

ALL those certain tracts, pieces or parcels of land situate, lying and being in the Town of Mount Pleasant, South Carolina, and shown and designated as "Pond (HOA)" containing 0.960 acres and consisting of 41,826 square feet, and "(HOA) Open Space" containing 0.439 acres and consisting of 19,133 square feet, more or less, as shown and designated on a plat thereof entitled "A FINAL SUBDIVISION PLAT OF RIVER REACH OWNED BY REMLEY ASSOCIATES, LLC LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by Southeastern Surveying, Inc., by Douglas L. DeWolff, S.C.R.L.S. Number 17565, dated December 6, 2001, last revised March 19, 2002, recorded in the RMC Office for Charleston County in Plat Book EF, at Pages 574 and 575; the said lots, pieces, or parcels having such size, shape, dimensions, butting and boundings, more or less, as will by reference to said plat more fully appear.

TMS Nos.: 514-05-00-127
514-05-00-103

Being a portion of the premises conveyed to the Grantor herein by Deed of The Board of Trustees of the College of Charleston, successors in interest to the State College Board of Trustees, dated February 2, 2001, recorded in the RMC Office of Charleston County on February 9, 2001, in Book S-363, at Page 710.

EXHIBIT B

- (a) Taxes, user fees and assessments for the year of closing and subsequent years;
- (b) Declaration of Covenants, Conditions and Restrictions for River Reach at Remleys Point and By-Laws of River Reach at Remleys Point Community Association, Inc., dated June 11, 2002, recorded in the RMC Office for Charleston County on June 13, 2002, in Book D-409, Page 789, as amended by Amendment No. 1 dated June 10, 2003, recorded in the R.M.C. Office for Charleston County on June 13, 2003 in Book A-453, Page 252, Amendment No. 2 dated February 18, 2004, recorded in the RMC Office for Charleston County on February 25, 2004, in Book G-485, Page 11, and Amendment No. 3 dated January 26, 2006, recorded in the RMC Office for Charleston County on January 31, 2006, in Book K-571, Page 57, including, without limitation, the obligation of every Owner of a Lot within River Reach at Remleys Point to pay assessments in accordance with the terms and provisions of said Declaration;
- (c) Licenses and easements for utilities serving the above described Lot;
- (d) All easements, conditions, buffers, setbacks and restrictions shown on the recorded subdivision plat prepared by Southeastern Surveying, Inc., entitled, "A FINAL SUBDIVISION PLAT OF RIVER REACH OWNED BY REMLEY ASSOCIATES, LLC, LOCATED IN THE TOWN OF MT. PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA," recorded in the RMC Office for Charleston County in Plat Book EF, at Pages 574 and 575, including without limitation, the following:
- (1) The "Non-Buildable Area" restriction located within the 0.439 acre "(H.O.A.) Open Space" as noted on the above referenced plat;
- (e) With respect to all marsh front Lots at River Reach at Remleys Point, that certain Declaration dated May 15, 2002, recorded in the RMC Office for Charleston County on June 13, 2002, in Book D-409 at Page 878, as amended by Amendment dated June 10, 2003, recorded in the R.M.C. Office for Charleston County on June 13, 2003 in Book A-453, Page 261, and Amendment No. 2 dated February 18, 2004, recorded in the RMC Office for Charleston County on February 25, 2004, in Book G-485, Page 20;
- (f) Indenture by and between Remley Associates, LLC, and the South Carolina Electric and Gas Company, dated April 8, 2002, recorded in the RMC Office for Charleston County on April 17, 2002, in Book P-403, at Page 662;
- (g) Title to Water and Waste Water Systems and Grants of Easement between Remley Associates, LLC, as Grantor, and the Commissioners of Public Works of the Town of Mt. Pleasant, South Carolina, dated February 25, 2002, recorded in the RMC Office for Charleston County on March 13, 2002, and Book T-399, at Page 38;
- (h) Grant of Perpetual Easement in favor of the Commissioners of Public Works of the Town of Mt. Pleasant, South Carolina, dated February 25, 2002, recorded in the RMC Office for Charleston County on May 7, 2002, in Book R-405, at Page 74;

(i) Interest created by or limitation on use imposed by the Federal Coastal Zone Management Act or other federal law or regulations or by the South Carolina Coastal Zone Management Act, Sections 48-39-10, et seq., South Carolina Code of Laws, 1976, as amended;

(j) With respect to all marsh front lots, title to that portion of the Lot, if any, lying below the mean high water mark of abutting tidal waters. As to any such portion of the Lot, no warranty of title whatsoever shall be given;

(k) Riparian or littoral rights of others, if any;

(l) Any state of facts which would be revealed by an accurate survey and inspection of the Lot;

(m) Zoning ordinances for the Town of Mount Pleasant.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

AFFIDAVIT

Date of transfer of title
Closing Date: October, 2006

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 is being transferred by Remley Associates, LLC to River Reach at Remley's Point Community Association, Inc. on October 5, 2006.
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) X EXEMPT from the deed recording fee because Exemption No. 1. Explanation, if required: (If exempt, please skip items 4-7, and go to item 7 of this affidavit). Common areas
4. Check one of the following if either item 3(a) or item 3(b) 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 \$ _____.
 - (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) \$ _____ the amount listed in item 4 above.
 - (b) _____ the amount listed in Item 5 above (no amount place zero).
 - (c) \$ _____ Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with this transaction as: Grantor/Grantee/Legal representative
8. Check if Property other than Real Property is being transferred on this Deed:
 - (a) _____ Mobile Home
 - (b) _____ Other
9. _____ DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____, deceased, CASE NUMBER: _____. Personally appeared before me the undersigned attorney who, being duly sworn, certifies that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Representative in this Estate and that the grantee(s) therein are correct and conform tot he estate file for the above named decedent.
10. 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.

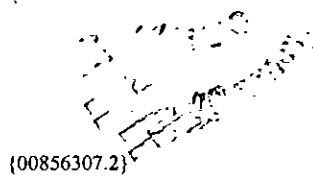
SWORN to this 5th day of
October, 2006.

[Handwritten signature]

Notary Public for the State of _____
My Commission Expires: _____
(Affix Notary Seal or Stamp)

[Handwritten signature]

Grantor, Grantee or Legal Representative



JENNIFER L. SKAWINSKI
Notary Public
Fairfield Cty. CT
My Commission Expires 5-31-08

BK R 603PG656

RECORDER'S PAGE

NOTE: This page MUST remain with the original document

DWT



FILED
October 30, 2006
10:39:50 AM
BK R 603PG650
Charlie Lybrand, Register Charleston County, SC

Filed By:

Buist, Moore, Smythe & McGee P.A. Attorneys at Law Post Office Box 999 Charleston SC 29402
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DESCRIPTION	AMOUNT
Recording Fee	\$ 12.00
State Fee	<Exempt>
County Fee	<Exempt>
Postage	

TOTAL	\$ 12.00
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\$ Amount (in thousands):

DRAWER:

A - bmm

copy

AUDITOR STAMP HERE
RECEIVED FROM RMC
NOV 1 2006
PEGGY A. MOSELEY CHARLESTON COUNTY AUDITOR

PID VERIFIED BY ASSESSOR
REP: <i>[Signature]</i>
DATE: NOV 01 2006

DO NOT STAMP BELOW THIS LINE