2.00

DEED
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RETURN TO
H. WILSON HAYNES, JR.
ATTORNEY AT LAW,
237 DAVIS ROAD, AUGUSTA, GA 30907
File No.: 99-373R / Crowell

STATE OF SOUTH CAROLINA

COUNTY OF AIKEN

LIMITED WARRANTY DEED

THIS INDENTURE, made this 29th day of October, 2003, between **CROWELL & CO, INC. and KEYSTONE HOMES, INC.**, both Georgia corporations, whose address is 924 Stevens Creek Road, Augusta, Georgia, 30907, hereinafter referred to as GRANTOR, and **THE VILLAGE ASSOCIATION, INC.**, a South Carolina non-profit corporation, whose address is 924 Stevens Creek Road, Augusta Georgia 30907 hereinafter referred to as GRANTEE.

WITNESSETH that the said GRANTOR, for and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand well and truly paid by the GRANTEE, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, released, conveyed and confirmed, and by these presents does grant, bargain, sell, release, convey and confirm, unto the said GRANTEE, its successors and assigns the following described property, to-wit:

All those tracts or parcels of land situate, lying and being in the County of Aiken, State of South Carolina, which constitute the common areas of The Village at Riverview, which are described as "Common Area" on the following recorded plats:

Parcel "A": Two tracts containing 0.08 acre and 0.03 acre as shown on a plat prepared by Southern Partners, Inc. dated July 12, 2000 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 43, page 25-1, reference being made to said plat for a more particular description of the property hereby conveyed.

Parcel "B": Two tracts containing 0.04 acre and 0.05 acre as shown on a plat prepared by Southern Partners, Inc. dated September 20, 2000 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 43, page 122-2, reference being made to said plat for a more particular description of the property hereby conveyed.

Parcel "C": Two tracts both containing 0.03 acre each as shown on a plat prepared by Southern Partners, Inc. dated March 25, 2002 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 45, page 68-2, reference being made to said plat for a more particular description of the property hereby conveyed.

Parcel "D": Two tracts containing 0.04 acre and 0.03 acre as shown on a plat prepared by Southern Partners, Inc. dated October 8, 2002 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 45, page 338-2, reference being made to said plat for a more particular description of the property hereby conveyed.

Parcel "E": Two tracts containing 0.04 acre and 0.03 acre as shown on a plat prepared by Southern Partners, Inc. dated October 22, 2001 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 44, page 236-2, reference being made to said plat for a more particular description of the property hereby conveyed.

Parcel "F": Two tracts containing 0.03 acre and 0.10 acre as shown on a plat prepared by Southern Partners, Inc. dated June 20, 2001 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 44, page 101-2, reference being made to said plat for a more particular description of the property hereby conveyed.

Parcel "G": Two tracts containing 0.17 acre and 0.03 acre as shown on a plat prepared by Southern Partners, Inc. dated June 6, 2001 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 44, page 97-1, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "H": Two tracts containing 0.20 acre and 0.03 acre as shown on a plat prepared by Southern Partners, Inc. dated December 15, 2000 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 43, page 229-1, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "I": Two tracts containing 0.02 acre and 0.03 acre as shown on a plat prepared by Southern Partners, Inc. dated March 12, 2001 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 43, page 334-1, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "J": Two tracts containing 0.03 acre and 0.14 acre as shown on a plat prepared by Southern Partners, Inc. dated December 14, 2000 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 43, page 228-2, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "K": Two tracts containing 0.13 acre and 0.04 acre as shown on a plat prepared by Southern Partners, Inc. dated September 19, 2000 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 43, page 122-1, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "L": Two tracts containing 0.06 acre and 0.03 acre as shown on a plat prepared by Southern Partners, Inc. dated July 13, 2001 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 44, page 129-2, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "M": Two tracts containing 0.05 acre and 0.03 acre as shown on a plat prepared by Southern Partners, Inc. dated June 8, 2000 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 42, page 341-1, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcels "N" and Parcel "O": Three tracts containing 0.03 acre, 0.11 acre, and 0.18 acre as shown on a plat prepared by Southern Partners, Inc. dated June 2, 2000 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 42, page 326, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "P": Two tracts containing 0.17 acre and 0.09 acre as shown on a plat prepared by Georgia-Carolina Surveying & Engineering Company dated December 23, 1999 which plat is recorded in the RMC Office of Aiken County, South Carolina in Misc Book 1023, page 46, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "Q": Two tracts containing 0.03 acre and 0.06 acre as shown on a plat prepared by Southern Partners, Inc. dated June 25, 2002 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 45, page 204-1, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "R": Two tracts containing 0.06 acre and 0.03 acre as shown on a plat prepared by Southern Partners, Inc. dated October 7, 2002 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 43, page 123-1, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "S": Two tracts both containing 0.07 acre each as shown on a plat prepared by Southern Partners, Inc. dated August 11, 2002 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 45, page 207-1, reference being made to said plat for a more particular description of the property hereby conveyed.
Parcel "T": Two tracts containing 0.03 acre and 0.06 acre as shown on a plat prepared by Southern Partners, Inc. dated September 14, 2001 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 44, page 204-2, reference being made to said plat for a more particular description of the property hereby conveyed.

Parcel "U": Two tracts containing 0.07 acre and 1,288.18 square feet as shown on a plat prepared by Southern Partners, Inc. dated January 30, 2002 which plat is recorded in the RMC Office of Aiken County, South Carolina in Plat Book 44, page 350-2, reference being made to said plat for a more particular description of the property hereby conveyed.

Each of the Common Areas herein conveyed are subject to all covenants, easements and restrictions of record, and as may be shown on the respective plat of each tract.

These tracts being portions of the property conveyed to Grantors by the following Deeds: Deed from the City of North Augusta to Crowell & Co., Inc. dated June 22, 1999 and recorded in Deed Book 1890, page 216; Deed from A.B. Verdery, Jr., M. Thomas Bailey, Jr., Joe H. Collins, and Stephen Boyle to Crowell & Co., Inc. dated June 16, 1999 and recorded in Deed Book 1890, page 206; and Deed from H. Allen Strickland, Jr. to Crowell & Co., Inc. dated June 16, 1999 and recorded in Deed Book 1890, page 201, records of Aiken County, South Carolina.

Tax Map Numbers: 10-013-0-01-009 (portion of) and
00-009-1-06-002 (portion of)

TOGETHER WITH ALL AND SINGULAR the rights, easements, ways, members and appurtenances to said land, being, belonging or in any wise appertaining, and the remainders, reversions, rents, issues and profits thereof, and every part thereof;

TO HAVE AND TO HOLD said land and all and singular the members and appurtenances thereunto belonging as aforesaid, and every part thereof, unto GRANTEE, its successors and assigns, forever, in fee simple;

AND THE SAID GRANTOR, its successors and assigns, will warrant and forever defend the right and title to the above-described property unto said Grantee, its successors, assigns, and legal representatives, against the claims of all persons owning, or claiming by, through, or under Grantor, but not as against any exception hereinabove set forth.

THE PHRASES "GRANTOR" and "GRANTEE", as used in the singular herein, shall when appropriate, be construed to read as if written in the plural, and the pronouns and relative words used herein shall, when appropriate, be construed to read as if written in the feminine or neuter, respectively, and the word "successors" shall be substituted for the word "heirs" when appropriate.

Portion of:
AIKEN COUNTY ASSESSOR
10-013.0-01-009
00-009.1-06-002
REC: 11-3-3
WIT: 10-29-3

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IN WITNESS WHEREOF, the GRANTOR has hereunto caused these presents to be executed by and through its duly authorized corporate officer and its corporate seal affixed the day and year first above.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF

____
WITNESS

____
WITNESS

CROWELL & CO., INC.

BY: _______________________ LS
AS ITS: VICE PRESIDENT

(CORPORATE SEAL)

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF

____
WITNESS

____
WITNESS

KEYSTONE HOMES, INC.

BY: _______________________ LS
AS ITS: _______________________

(CORPORATE SEAL)

STATE OF GEORGIA

COUNTY OF RICHMOND

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named MARK GILLIAM as VICE PRESIDENT of Crowell & Co., Inc. and OTIS L. CROWELL as PRESIDENT of Keystone Homes, Inc. sign, seal, as his/her act and deed, deliver the within written Title to Real Estate, and that (s)he with the other witness witnessed the execution thereof.

SWORN TO before me this 29th day of October, 2003

____
Notary Public

H. WILSON HAYNES, JR.
NOTARY
EXP.
06-04-2005
PUBLIC
RICHMOND CO. GA.

____
WITNESS

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STATE OF SOUTH CAROLINA)
) **AFFIDAVIT**
COUNTY OF AIKEN)

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 Village Parkway, South Carolina, bearing Aiken County Tax Map Number 10-013-0-01-009 (portion of) and 00-009-1-06-002 (portion of), was transferred by **Crowell & Co., Inc. and Keystone Homes, Inc.** to **The Village Association, Inc.** on OCTOBER 29, 2003

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 (See information section of affidavit): Exemption #1 (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):

   (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 x 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:	$ 0
(b)	Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	-0-
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	$ 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $ NONE

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 Grantor

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9. 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.

H. Wilson Haynes, Jr,

SWORN to before me this 29th day of October, 2003

Notary Public for Georgia
My Commission Expires:

DEBORAH BURKE NOTARY EXP. 07-19-2005 PUBLIC RICHMOND CO. GA.

INFORMATION:

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of the United States;
4. transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
6. transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the family. A "family trust" is a trust in which the beneficiaries are all members of the family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
12. that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed.

Date 11-3-03
SC Fee
Co. Fee
EXEMPT
TOTAL
Exemption #

11-3-03 c 1445 hrs.
RECORDED
R.M.C. AIKEN COUNTY

I hereby certify that the within deed has been this 3 day of Nov. A.D., 2003 Recorded to Book 44 of Deeds, Page 1
Auditor for Aiken County, South Carolina