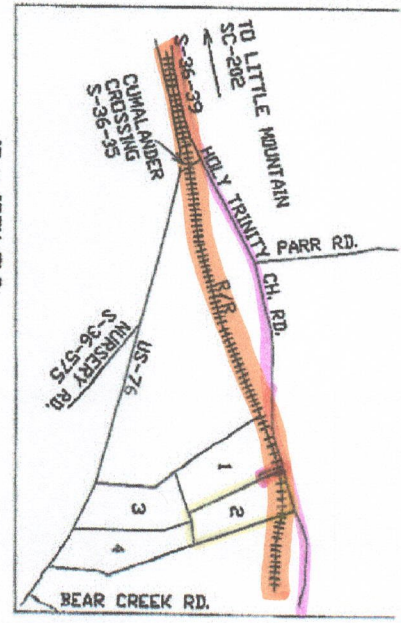
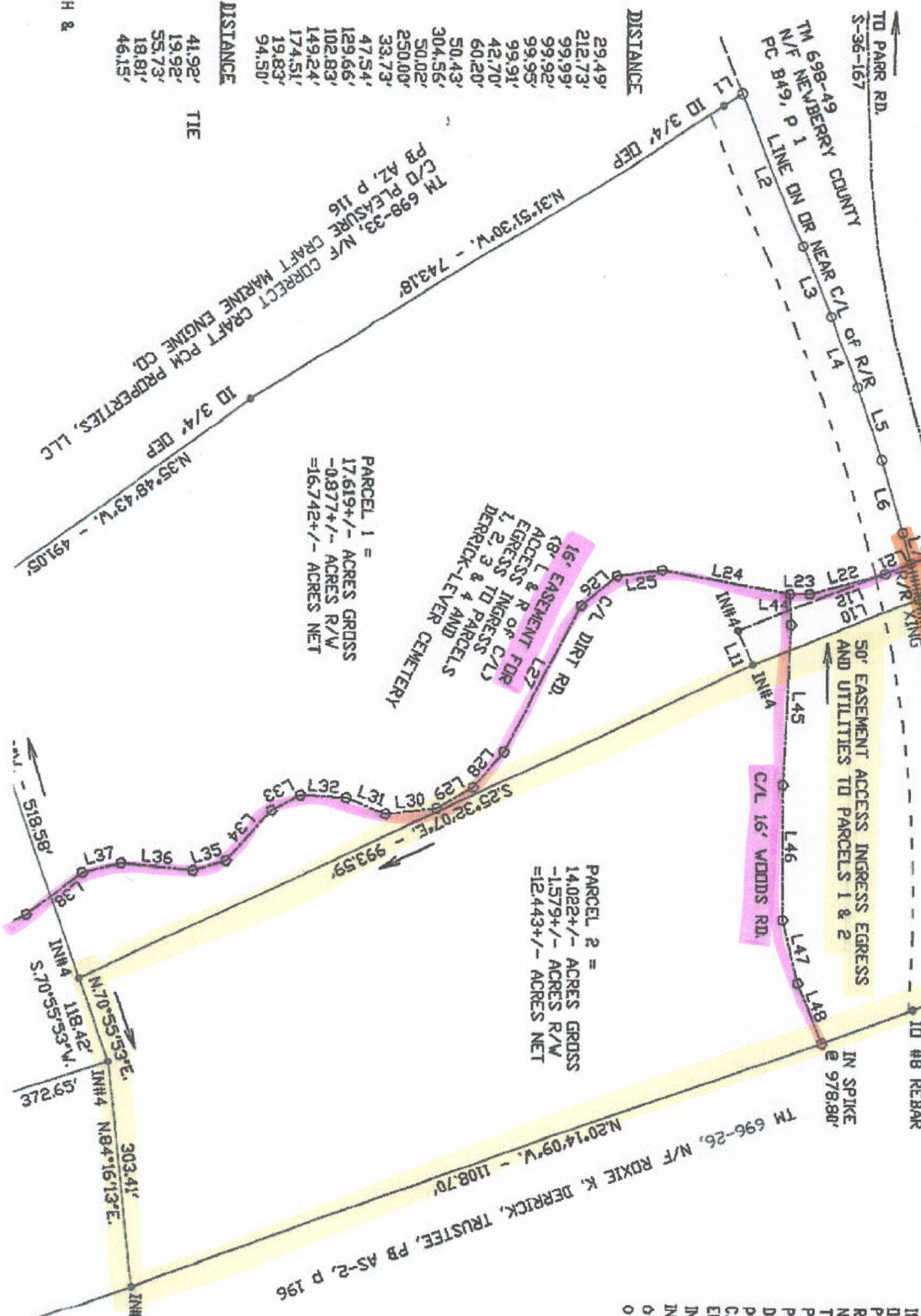


1. ALL PLAT HERE AS PLAT 196
HOLY TRINITY CHURCH RD. CS 36, 399 AND US 76
SOUTH CAROLINA 29075, NEWBERRY COUNTY

7TH CAROLINA STATE PLANE COORDINATES FROM
OBSERVATIONS, 05/03/2023, USING NATIONAL
ITC SURVEY'S NATIONAL SPATIAL REFERENCE SYSTEM'S
NUDUSLY OPERATING REFERENCE STATIONS.
NED SCALE FACTOR 0.999814, GEODID8

ASSESSMENT FOR ACCESS INGRESS EGRESS
UTILITIES FOR PARCELS 1 & 2
L.S. 3 & 4 MAY BE SUBJECT TO
DEED SCOT RIGHT OF WAY ALONG US-76
OR 100' R/W AS PER PB AS-2, P 196
L.S. 1 & 2 MAY BE SUBJECT TO
DEED CSX R/R RIGHT OF WAY ALONG R/R



- ID = IRON OLD
- IN = IRON NEW
- DEP = OPEN END PIPE
- PTP = PINCH TOP PIPE
- R/W = RIGHT OF WAY
- N/F = NOW OR FORMERLY
- TM = TAX MAP
- PB = PLAT BOOK
- PC = PLAT CABINET
- DB = DEED BOOK
- P = PAGE
- C/L = CENTER LINE
- EDP = EDGE OF PAVEMENT
- IN-N = IRON NEW NAIL
- IN#4 = IRON NEW #4 REBAR
- 0 = POINT ON R/R TRACK - NO IRON SET

LINE #	BEARING	DISTANCE
L21	S24°00'34"E	37.27'
L22	S16°02'07"E	105.12'
L23	S10°36'09"E	26.59'
L24	S10°29'48"W	172.88'
L25	S08°31'17"E	61.07'
L26	S41°22'10"E	63.63'
L27	S62°12'02"E	222.03'
L28	S50°07'00"E	64.19'
L29	S30°19'01"E	56.26'
L30	S06°52'47"E	68.41'
L31	S21°00'53"W	56.19'
L32	S02°35'01"W	60.66'
L33	S27°29'06"E	43.55'
L34	S47°49'52"E	90.28'
L35	S17°14'38"E	45.85'
L36	S05°18'26"W	96.02'
L37	S14°52'53"E	53.26'
L38	S37°30'10"E	94.04'
L39	S26°19'31"E	129.97'
L40	S39°34'48"E	59.28'
L41	S75°35'57"E	102.19'
L42	S63°44'37"E	105.78'
L43	S72°52'12"E	29.67'
L44	S88°01'53"W	42.33'
L45	N86°52'11"W	215.52'
L46	N89°45'30"W	179.19'
L47	N76°38'48"E	86.70'
L48	S68°19'53"W	85.87'

NEWBERRY COUNTY ASSESSOR
RECEIVED

MAR 25 2025



2025-1018

Filed for Record in

NEWBERRY COUNTY, SC

ELIZABETH P. FOLK, CLERK OF COURT

03/17/2025 10:28:37 AM

DEED \$15.00

BK RB Vol 2665 Page 395 - 399

14.022 AC

STATE OF SOUTH CAROLINA
COUNTY OF NEWBERRY

DEED TO REAL ESTATE
(Title Not Examined by Pope Parker Jenkins, P.A.)

KNOW ALL MEN BY THESE PRESENTS THAT we, CARROLL K. DERRICK a/k/a Carroll Kessler Derrick, CLAIR D. WICKER and BARNEY C. DERRICK, in the State aforesaid, for and in consideration of the sum of Five and No/100 (\$5.00) Dollars and an exchange of deeds to us in hand paid at and before the sealing of these presents by BARRY W. DERRICK, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do, subject the provisions below, grant, bargain, sell and release unto the said BARRY W. DERRICK, his heirs and assigns forever, ALL OUR RIGHT, TITLE AND UNDIVIDED INTEREST IN AND TO THE FOLLOWING:

All that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in Tax District No. 6 outside, in the County of Newberry, State of South Carolina, fronting and bounded on the north by Holy Trinity Church Road, and being more particularly shown and delineated as PARCEL 2, containing 14.022 acres, more or less, on a boundary survey and plat prepared by William Bartley Dominick, SCPLS 21933, dated February 7, 2024, and recorded in the Office of the Clerk of Court for Newberry County in Plat Book 10289 at Page 395. Said plat being incorporated herein by reference for a more complete and accurate description thereof.

TOGETHER WITH, a fifty (50') foot easement for purposes of ingress and egress for access to and from Holy Trinity Church Road and for the installation of utilities as shown on the aforesaid plat.

FURTHER, SUBJECT TO an existing access easement in favor of the adjoining landowner to the east of PARCEL 2, over and across an existing access road, granted in deed recorded in said Office of the Clerk in Deed Book 474 at Page 278, and being the same as the sixteen (16') foot Woods Road leading from the above described easement for access to and from Holy Trinity Church Road as shown on the aforesaid plat.

PARCEL 2

FURTHER, SUBJECT TO a one hundred (100') foot railroad right of way transversing PARCELS 1 & 2, bisecting PARCEL 2 as shown on the aforesaid plat.

FURTHER, SUBJECT TO AND TOGETHER WITH, a sixteen (16') foot easement for purposes of ingress and egress for access to PARCELS 1, 2, 3 & 4 and Derrick-Lever Cemetery (located on PARCEL 4), leading from the above described easement for access to and from Holy Trinity Church Road.

This being a portion of the same property conveyed to Carroll K. Derrick, Alvin P. Derrick, Clair D. Wicker, Barry W. Derrick and Barney C. Derrick by deed of Louie C. Derrick, dated December 19, 1997, and recorded in the Office of the Clerk of Court for Newberry County in Deed Book 474 at Page 279. The said Alvin P. Derrick died on April 3, 2010 and his interest in said property was conveyed to Kimberly G. Derrick by deed of distribution dated December 29, 2010 and recorded in said Office of the Clerk in Book 1537 at Page 81 (see also Newberry County Probate File No.: 2010-ES-36-00113). Thereafter, the said Kimberly G. Derrick conveyed her interest in said property to Bettie C. Derrick by deed dated May 26, 2016, and recorded in said Office of the Clerk in Book 1897 at Page 53. The said Bettie C. Derrick died testate on August 7, 2020 and her interest in said property being devised and conveyed to Carroll Kessler Derrick, as Trustee of the Bettie C. Derrick Revocable Trust dated August 28, 2008, by deed of distribution dated August 11, 2023, and recorded in said Office of the Clerk in Book 2539 at Page 98 (see also Newberry County Probate File No.: 2020-ES-36-00283). Thereafter, the said Carroll Kessler Derrick, as Trustee of the Bettie C. Derrick Revocable Trust dated August 28, 2008, conveyed said property to Carroll Kessler Derrick, Clair D. Wicker and Barney C. Derrick by deed dated August 22, 2023, and recorded in said Office of the Clerk in Book 2539 at Page 262.

This conveyance is made subject to all conditions, covenants, easements, restrictions and rights of way indicated by instruments appearing of record in the chain of title of the subject property, or those visible upon an actual physical inspection of the subject property, and to all applicable zoning or other land use regulations or restrictions of any political subdivision in which the subject property is situate.

GRANTEES ADDRESS:

2907 Featherstone Drive
Holiday, FL 34691-2630

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 mentioned unto the said BARRY W. DERRICK, his Heirs and Assigns forever.

AND we do hereby bind ourselves, our Heirs, Executors, and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said BARRY W. DERRICK, his Heirs and Assigns forever, against us and our Heirs and Assigns, and all other persons lawfully claiming.

or to claim the same or any part thereof.
WITNESS our Hands and Seals this 28th day of February in the year of our Lord Two
Thousand Twenty-Five and in the Two Hundred and Forty-Ninth year of the Sovereignty and
Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature] Witness
[Signature] Witness

[Signature]
CARROLL K. DERRICK a/k/a Carroll
Kessler Derrick

STATE OF SOUTH CAROLINA
)
)
)
COUNTY OF NEWBERRY

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that the within named CARROLL K.
DERRICK a/k/a Carroll Kessler Derrick, did personally appear before and acknowledge the due
execution of the foregoing instrument on this 28th day of February, 2025.

Notary Public for South Carolina
My commission expires: 09/07/2026



(Signatures and Acknowledgements continue on the following pages)

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

James T. Demet
Witness

CLAIR D. WICKER
CLAIR D. WICKER

Christie A. Campbell
Witness

STATE OF SOUTH CAROLINA

COUNTY OF NEWBERRY
Lexington

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that the within named CLAIR D. WICKER, did personally appear before and acknowledge the due execution of the foregoing instrument on this 28 day of February, 2025.

Christie A. Campbell
Notary Public for South Carolina
My commission expires: 03/11/2030



SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Ronald B. ... Witness
[Signature] Witness

STATE OF SOUTH CAROLINA
)
) COUNTY OF NEWBERRY
)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that the within named BARNEY C. DERRICK, did personally appear before and acknowledge the due execution of the foregoing instrument on this 18 day of February, 2025.

[Signature]
Notary Public for South Carolina
My commission expires: 09/07/2025

