

Raftingwood  
1145-05WF

## PARCEL I:

All that certain piece, parcel, or tract of land lying, being, and situate in Stateburg Township, County of Sumter, State of South Carolina, known as the Rafting Wood Tract, containing two hundred forty-four and sixty-six hundredths (244.66) acres\*, bounded on the North and Northeast by lands of J. H. Ryan and by lands of the Estate of Sarah Clarkson; on the Southeast by lands of Mary Allen Nunnery; on the South and Southwest by lands of John S. Wilson, by lands of Mayrant, by lands of Polk Waties, by lands of Ben Sanders, and by lands of Octavius Mayrant; and on the West and Northwest by lands of Ben Sanders, by lands of Dawson, by lands of Singleton, and by lands of Williams Furniture Corporation; all of which will fully and in detail appear by reference to a plat of said tract of land made by Palmer and Malone, Civil Engineers, on October 30, 1956, a copy of which plat is hereto annexed as part and parcel of this deed of conveyance, to which reference is craved as often and for such purposes as may be necessary; said tract of land having been conveyed to E. P. Sanders (full name Edward Parker Sanders) by the following deeds of conveyance, among others: Deed from Theresa Sanders Jackson and Hattie Sanders Moore dated March 5, 1938, and recorded in the Office of the Clerk of Court for Sumter County in Deed-Book "Q-5" page 793, conveying 205 acres thereof, and deed from Leland W. Myers dated October 5, 1940, and recorded in said Office in Deed-Book "V-5" page 535, conveying 40-1/2 acres thereof; the said Addie Rembert Sanders also being named as a grantee in said last-mentioned deed; the said Edward Parker Sanders having devised his interest in all of said land to the undersigned Addie Rembert Sanders by his last Will and Testament dated April 19, 1952, and duly admitted to probate in the Office of the Probate Court for Richland County, South Carolina, and a certified copy thereof being filed in the Office of the Probate Court for Sumter County, in said state.

EXCEPTING THEREFROM that 2.2 acre parcel now or formerly in Moore, as shown in that deed recorded in the hereinafter referenced Records in Deed Book W-7, Page 257 and that 0.384 acre parcel now or formerly in Deas, as shown in that deed recorded in said Records in Deed Book 394, Page 724, and that 44.550 acre parcel as shown in that deed recorded in said Records in Deed Book 507 at page 1631.

All that piece, parcel or tract of land, situate, lying and being in the State of South Carolina, the major portion being in Sumter County and a small portion being in Kershaw County, and being bounded and measuring as follows: BEGINNING at a point in roadway S-43-920 marked by a RR spike and running S 81 55W 30.74 ch to a fence post; thence S 80 10W 1.88 ch to an iron; thence S 80 13W 3.80 ch to an iron; thence S 80 25W 1.99 ch to the run of Spring Branch; thence turning and running North along the line of Spring Branch to its intersection with Shoemake Branch; thence East along Shoemake Branch to an iron at the intersection of the property line of the property of LaRoche, which is the subject of this conveyance and the property line of W. A. Wells; thence turning and running N 08 38W 8.70 ch to an iron; thence turning and running N 82 33E 4.52 ch to an iron thence N 82 33E 6.79 to an iron, thence turning and running S 08 35E 9.15 ch to an iron; thence S 01 49W 4.44 ch to an oak; thence S 12 26 E 3.62 ch to an oak; thence S 09 10E 21.19 ch to point B as shown on plat hereinafter referred to; thence S 50 52E 0.50 ch to a nail; thence turning and running S 61 25W 3.32 ch to an iron; thence turning and running S 12 50E 5.02 chains, thence continuing S 13 01E 5.97 ch to an iron; thence S 14 04E 0.28 ch to an iron; thence turning and running N 77 48W 16.69 ch to a RR spike, being the POINT OF BEGINNING, and being bounded NORTH by Shoemake Branch, separating from property of W. A. Wells and by property of E. Halley and property of H. Halley; EAST by property of K. R. Kenney and by property of V. P. Dennis and by property of Union Baptist Church; SOUTH and SOUTHWEST by property of V. P. Dennis, by Road S-43-920 and by property of L. Rogers and Property of L. Mazurek; WEST by the run of Spring Branch separating from property of Catawba Timber Co. and property of L. C. Baker, Jr.

EXCEPTING THEREFROM that tract or parcel now or formerly in Sanders and bounded as follows: BEGINNING at point A on the plat hereinafter referred to and running N 51 02W 3.29 ch N 55 45W 3.41 ch, N 77 13W 2.62 ch, N 52 35W 2.28 ch, N 35 07W 4.57 ch, N 49 54E 6.66 ch, S 80 24E 1.99 ch, N 28 22E 1.76 ch, S 66 07 E 3.71 ch, S 54 08E 8.26 ch, S 30 49E 5.09ch to point B, thence S 50 52E 0.50 ch, thence S 61 25W 3.32 ch, S 61 18W 5.85 ch, N 50 39W 0.54 ch to point A on said plat.

AND SHOWN AS 202.23 acres, of which 197.73 acres are in Sumter County and 4.50 acres are in Kershaw County, on that plat dated May, 1984, prepared by G. A. Simmons and K. A. Mahoney, recorded in said Kershaw County Records in Plat Book 37, Page 866 and in said Sumter County Records in Plat Book Z-48, Page 727; and

BEING shown as Parcels One, Two and Three -- Tracts 401, 895-G and 9201i, respectively, in Exhibit A to that deed into Grantor dated August 10, 1987, recorded in the Office of the Recorder of Mesne Conveyances of Sumter County, South Carolina, in Vol. 455, Page 928, and (as to Parcel III herein) as Parcel Nineteen, Tract 920i on Exhibit A to that deed into grantor also dated August 10, 1987, recorded in the Office of the Clerk of Kershaw County, South Carolina, in Book JA of Deeds, Page 1712.

Conveyance of 8.98 acres to Trustees of Union Baptist Church by deed recorded in Deed Book 650, page 1718.

**EXHIBIT "B"**

## PERMITTED EXCEPTIONS

SUBJECT TO:

General Exceptions (Standard Timberlands Title Exceptions)

1. Any discrepancies or conflicts in boundary lines, any shortages in area or any encroachment or overlapping improvements.
2. Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. ~~Any lien, or right to lien for services, labor or material imposed by law and not shown by the public record; Provided, however, that this exception shall be removed upon appropriate affidavits being furnished by Seller, Purchaser or others at Closing.~~
4. Taxes for the year 2004, a lien, but not yet due and payable.
5. No insurance is afforded as to the acreage or square footage contained in the insured property.
6. Rights of the public and others entitled thereto, if any, in and to the use of that part of the land within the bounds of any publicly dedicated street, road, highway, or public thoroughfare.
7. Rights of the public and others entitled thereto, if any, in and to the flow of the waters of any river or creek on the land.
8. Rights of upper and lower riparian owners to the flow of the waters of any river or creek on the land, free from diminution or pollution.
9. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of any river or creek along any portion of the boundary.
10. Building, use, or zoning restrictions general to the area; All planning, zoning, health, and other governmental regulations, if any, affecting the Property.
11. Mineral conveyances, reservations and/or exceptions made by prior owners; Provided, however, that pursuant to Article 3.4(a), Purchaser shall have the right to review all such conveyances, reservations and/or exceptions and object to any of the foregoing which materially impair either Purchaser's ability to utilize the

surface or Purchaser's right to recover damages for surface disturbance in connection with any mining activity on the Timberland Property.

12. With respect to those portions of the Timberland Property which were acquired by Seller or Seller's predecessor in interest, Willamette Industries, Inc., by quitclaim deed, no warranty as to the quality or status of title to such portions prior to such acquisition will be given.

#### SPECIFIC EXCEPTIONS (PARCEL - SPECIFIC EXCEPTIONS)

##### ADDITIONAL EXCEPTION AS TO CONLEY TRACT NO. 1145-08:

~~Timber Sales Contract to SGS Partnership, dated October 5, 1993 and recorded in the RMC office for Sumter County at Volume 585, page 1421.~~

Easement to Carolina Power & Light Company, dated September 2, 1992 and recorded in the RMC office for Sumter County at Volume 558, page 1591.

Aerial Power line shown on plat made by Enfinger & Associates dated November 13, 1996 and Timber Map made by Willamette dated 4-3-97.

##### ADDITIONAL EXCEPTION AS TO FINLAY TRACT NO. 1145-10:

Electric Distribution Line shown a plat of the property made by Michael R. Mills dated December 15, 1998 and on a Timber Map made by Willamette dated 1/19/2000.

##### ADDITIONAL EXCEPTION AS TO McINTOSH TRACT NO. 1145-09:

Plat of the property states that the property's northwestern boundary was located by agreement with the adjoining owner Ben Saunders and that Ben Saunders and the public may have the rights to access the spring located upon the property as shown by survey made by Palmer and Malone, C. E. dated 31 Oct. 1956.

Easement granted by Westvaco to James Hugh Ryan in deed recorded in the RMC office for Sumter County at Volume 269, page 649.

Power line easement shown on a Timber Map of the property made by Willamette Industries, Inc. dated September 30, 1998.

##### ADDITIONAL EXCEPTION AS TO MOISE TRACT NO. 1145-02:

Reservation of mineral rights contained in Deed to Willamette Industries, Inc. from Boise Cascade Corporation, dated December 1, 1988, recorded in the office of the Clerk of Court for Sumter County in Deed Book 516, at page 1739.

Reservation of mineral rights contained in Deed to Boise Cascade Corporation from Boise Cascade Timberlands-Southeast, recorded in the office of the Clerk of Court for Sumter County in Deed Book 478, at page 1806.

ADDITIONAL EXCEPTION AS TO MUSTARD (overlaps to Kershaw) TRACT NO. 1145-01:

Reservation of mineral rights contained in Deed to Willamette Industries, Inc. from Boise Cascade Corporation, dated December 1, 1988, recorded in the office of the Clerk of Court for Sumter County in Deed Book 516, at page 1739.

Reservation of mineral rights contained in Deed to Boise Cascade Corporation from Boise Cascade Timberlands-Southeast, recorded in the office of the Clerk of Court for Sumter County in Deed Book 478, at page 1806.

Easement to Carolina Power & Light Company from Willamette Industries, Inc. dated and recorded July 22, 1997 in the office of the Clerk of Court for Sumter County in Deed Book 680, at page 800.

ADDITIONAL EXCEPTION AS TO RAFTINGWOOD TRACT NO. 1145-05:

Plat of the property states that the property's northwestern boundary was located by agreement with the adjoining owner Ben Saunders and that Ben Saunders and the public may have the rights to access the spring located upon the property as shown by survey made by Palmer and Malone, C. E. dated 31 Oct. 1956.

Residential Road Easement to Raymond E. Brown and Virginia M. Brown from John Hancock Mutual Life Insurance Company dated October 1, 1989 and recorded in Book 499, page 1748, Sumter County records.

Right-of-way easement from West Virginia Pulp and Paper Company to James Hugh Ryan dated June 26, 1980 and recorded in Deed Book 269 at Page 649 in the office of the Clerk of Court for Sumter County.

Unrecorded right-of-way easements to S.C.S.H.D. dated January 3, 1958.

~~Easement to Raymond E. Brown and Virginia M. Brown recorded in Deed Book 499, Page 1748.~~

Conveyance from John Hancock Mutual life Insurance Company to Francis E. McIntosh and James P. McIntosh dated May 14, 1990 and recorded in Deed Book 507 at page 1631 in RMC office for Sumter County.

ADDITIONAL EXCEPTION AS TO McELVEEN TRACT NO. 1145-04:

No Additional Exceptions.

ADDITIONAL EXCEPTION AS TO LaROCHE (overlaps to Kershaw) TRACT NO. 1145-03:

~~Right of way easement in favor of Carolina Light and Power Company dated November 26, 1969 and recorded in Deed Book "HW" at page 1453, records of Kershaw County.~~

~~Easement in favor of South Carolina Public Service Authority dated October 26, 1978 and recorded in Deed Book "IL" at page 1918, records of Kershaw County.~~

~~Right of way easement to S.C. Public Service Authority recorded in Deed Book 296 at page 518, Greenwood County Records.~~

Encroachment by J. H. Sanders at the northwest corner of the J. H. Sanders tract as shown on a plat prepared by prepared by K. A. Mahoney, dated May, 1984.

~~Conveyance of 8.98 acres (gross) from Willamette Industries, Inc to Trustees of Union Baptist Church by deed dated June 10, 1996 and recorded in the RMC office for Sumter County in Deed Book 650, page 1718.~~