

PREPARED BY:

*The Real Estate & Business Law Firm
of Franklin M. Shuler, LLC
1 Law Range Ste. A
Sumter, SC 29150*

File Number: 0218-84.02-250

STATE OF SOUTH CAROLINA)
) DEED OF DEDICATION
COUNTY OF SUMTER)

KNOW ALL MEN BY THESE PRESENTS, THAT

WOODRIDGE DEVELOPMENT CO., LLC,

for and in consideration of the sum of Five dollars and no other valuable consideration (\$5.00), to it in hand paid at and before sealing of these presents by

**THE CITY OF SUMTER, a body politic and political subdivision of the
County of Sumter, State of South Carolina, hereinafter referred to as Grantee,
whose address is: P.O. Box 1449, Sumter, SC 29151.**

in the State aforesaid, County aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Grantee, its successors and assigns forever, the following described property to wit:

All those certain pieces, parcels and tracts of land, together with all improvements thereon lying and being situate in the City and County of Sumter, State of South Carolina, being shown on a plat of Wood Ridge Subdivision, Phase I (Lots 1-15 & 16-20) prepared by Stevenson M. Muldrow, PLS, dated September 9, 2017 and recorded in **Plat Book 2018 at page 23** in the records of the Register of Deeds Office for Sumter County, and designated on said plat as: Whitetail Circle, being a fifty (50) ft. right-of-way, as reflected on said plat; and Decoy Court, being a fifty (50) ft. right-of-way as shown on said plat. Be all measurements and dimensions a little more or a little less and as shown on said plat.

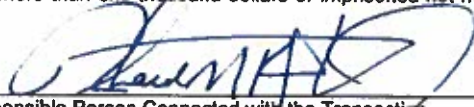
The above described streets, drives and ways being a part of the same property conveyed to Woodridge Development Co., LLC by that deed of Knowlton Properties, LLC and Dunlap Properties, LP, dated December 27, 2017 and recorded December 28, 2017 in **Deed Book 1240 at page 540**, records of Sumter County.

Also conveyed hereby is all of the Grantor's right, title and interest in the water and sanitary sewer systems, storm drainage systems, road pavement and curbing installed within the right of way of the aforesaid roadways and within easements, excluding the existing drainage swale located at the eastern end of Whitetail Circle, as shown on the aforesaid recorded plat of Wood Ridge Subdivision, Phase I (Lots 1-15 & 16-20), and a non-exclusive right of access and use of all such utility

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 located in Wood Bridge Subdivision – Phase I, being designated as Whitetail Circle and Decoy Court, bearing Sumter County Tax Map Number 205-00-02-005 (part), was transferred by Woodridge Development Co., LLC to the City of Sumter on February 21, 2018.
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) exempt from the deed recording fee because (See information section of affidavit): #2 – transferring realty to a political subdivision of the state, its agencies and departments
(If exempt, please skip items 4-7, and got to item 8 of this affidavit)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____
4. Check one of the following if either item 3(a) or 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 \$5.00 and acceptance of the dedication of the above Streets, Drives and Ways and access easements and storm drain systems to the City of Sumter.
 - 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$ _____
 - b) Place the amount listed in item 5 above here: \$ -0-
 - c) Subtract Line 6(b) from Line 6(a) and place result here: \$ _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above, and the deed recording fee due is: \$-0-.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
9. 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.


 Responsible Person Connected with the Transaction
 Woodridge Development Co., LLC, Grantor, by its Member
Knowlton Properties, LLC, by: Richard M. Knowlton, Jr., Member
 Print or Type Name Here

SWORN to before me this 21st day of February, 2018.


 Notary Public for South Carolina, L.S.
 My Commission Expires: 07/30/2023

STATE OF SOUTH CAROLINA)
)
COUNTY OF SUMTER)

OWNER'S AFFIDAVIT

The undersigned, first being duly sworn, states that:

1. I am the manager of Woodridge Development Co., LLC, owner in fee simple of the real property depicted on a plat of Wood Ridge Subdivision - Phase I, Lots 1-15 & 16-20 recorded in Plat Book 2018 at page 23, Sumter County records.
2. The Owner / Developer shall transfer the road right-of-ways depicted on the above referenced plat to the City of Sumter, being Whitetail Circle, a 50' right-of-way, and Decoy Court, a 50' right-of-way.
3. The Owner / Developer shall also transfer to the City of Sumter all of the Grantor's right, title and interest in the water and sanitary sewer systems, storm drainage systems, road pavement and curbing installed within the right-of-way of the aforesaid roadways and within easements shown on the aforesaid plats.
4. The transaction is an arm's length real property transaction and is not worth a significant amount of money.

FURTHER affiant sayeth not.



Woodridge Development Co., LLC
By its Member: Knowlton Properties, LLC
By: Richard M. Knowlton, Jr., Member

Sworn to and subscribed before me
this 21st day of February, 2018.



_____, L.S.
Notary Public for South Carolina
My Commission Expires: 07/30/2023

Date: February 20, 2018

*The Real Estate & Business Law Firm
of Franklin M. Shuler, LLC*
1 Law Range, Ste. A
P.O. Box 1815, Sumter, SC 29151-1815
(803)774-8500

PRELIMINARY TITLE OPINION
32.21 ACRES ON KEELS ROAD, SUMTER, SC 29154
Tax Parcel No.: 205-00-02-005

Barry Odom
City of Sumter
21 N. Main Street
Sumter, SC 29150

RE: Client(s): Woodridge Development Co., LLC
My File No.: 1217-84.01-220

Dear Mr. Odom:

In accordance with your instructions, I have set out below a statement of the status of the above title at this time. I have conducted a title examination for that forty-year period of time through December 28, 2017 @ 03:45 PM. Based upon the property records filed in the Register of Deeds Office for Sumter County, South Carolina, the above property is vested in **WOODRIDGE DEVELOPMENT CO., LLC**, with a good, fee simple, marketable title to said premises.

My opinion is that Woodridge Development Co., LLC has clear title to the captioned property, subject to the following:

1. Execution, delivery and recording of a Deed of Dedication from Woodridge Development Co., LLC to the City of Sumter for those road, streets, drives and rights-of-way contained in Wood Ridge Subdivision – Phase I, Lots 1-15 & 16-20, to be recorded in the Register of Deeds Office for Sumter County.
2. Prior to closing, we must be furnished with a certified copy of the operating agreement of Woodridge Development Co., LLC and / or a Resolution from the members of Woodridge Development Co., LLC authorizing Richard M. Knowlton, Jr. to execute the deed of dedication.

3. That first mortgage from Woodridge Development Co., LLC to Synovus Bank in the principal amount of \$495,000.00 dated 12/27/2017 and recorded 12/28/2017 in Mortgage Book 1240 at page 544, aforesaid records.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date and time hereof but prior to the date and time of recording.
5. Discrepancies revealed by a more recent survey. The most recent survey of record is dated 09/09/2017 and recorded in Plat Book 2018 at page 23 in the records of the Register of Deeds Office for Sumter County.
6. Taxes for the year 2018, a lien but not yet due and payable, and taxes for all subsequent years.
7. Plat of survey made by Stevenson M. Muldrow, PLS, dated 05/10/16, recorded in Plat Book 2016 at page 237, aforesaid records, discloses the following:
 - a. Easement for CP&L Power Line right-of-way 100' wide - 50' each side of the center line - exists across southern portion of captioned property.
8. Plat of survey made by Stevenson M. Muldrow, PLS, dated 09/09/17 and recorded in Plat Book 2018 at page 23, aforesaid records, discloses the following:
 - a. Typical building setbacks for each lot depicted on said survey: Front – 25 feet; Rear – 25 feet; Side – 10 feet.
 - b. Green space of 0.06 acre located west of Lot No. 16, said plat.
 - c. Green space of 1.15 acres located west of Lot Nos. 1 – 6, said plat.
 - d. CP&L Power Line Right of Way 100' wide – 50' each side of the center line exists along the southern portion of captioned property.
9. Easement in favor of Carolina Power & Light Company, dated 02/08/1986 and recorded in Deed Book 420 at page 1726, aforesaid records.
10. Easement in favor of Black River Electric Cooperative, Inc., dated 04/02/2007 and recorded in Deed Book 1079 at page 1380, aforesaid records.
11. Water and/or Sewer Service Agreement and Restrictive Covenant by and between Christ Community Church of Sumter and the City of Sumter, dated 02/11/2016 and recorded in Deed Book 1220 at page 3075, aforesaid records.
12. Any roll-back taxes which may become due.
13. This conveyance is subject to all visible and recorded easements, rights-of-way and covenants affecting said property.

RE: Woodridge Development Co., LLC - 32.21 acres on Keels Road, Sumter, SC 29154
February 20, 2018

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If you have any questions or instructions, please feel free to contact my office at the above address. Thank you so much for your kind cooperation and for allowing me to work with you in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'FMS', with a long horizontal flourish extending to the right.

Franklin M. Shuler
Attorney at Law

FMS/glb

MAINTENANCE BOND

Bond Number 66260409

KNOW ALL BY THESE PRESENTS, that we, Auto-Owners Insurance Company
(hereinafter called the Principal), as Principal, and Auto-Owners Insurance Company a
corporation organized and existing under the laws of the State of Michigan and duly authorized to transact
business in the State of Michigan, (hereinafter called the Surety), are held and firmly bound unto
City of Sumter, South Carolina

(hereinafter
called the Obligee), in the full and just sum of
Thirty Five Thousand Two-Hundred and Seventy Five/00 Dollars
(\$ 35,275) lawful money of the United States of America, to be paid to the said Obligee to
which payment well and truly be made, we bind ourselves, our heirs, executors, administrators, successors
and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that WHEREAS, the Principal has entered into a contract
with the said Obligee,

dated the 1 st day of December, 2017 for Roads & Infrastructure Improvements for Woodridge Subdivision Phase 1 Lots 1 - 15; 16 - 20 located in Sumter,
South Carolina

which contract is herein referred to and made a part of
as fully and to the same extent as if the same were entirely written herein and

WHEREAS, said contract has been completed, and was approved on 6th day of March,
2018.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall guarantee
that the work will be free of any defective materials or workmanship which become apparent during the period
of 24 months following completion of the contract, then this obligation shall be void, otherwise to remain in
full force and effect, provided, however, any additional warranty or guarantee, whether expressed or implied, is
extended by the Principal or Manufacturer only, and the Surety assumes no liability for such a guarantee.

Signed and sealed this 27th day of February, 2018

Bryan G. Olson
Witness



[Signature]
Principal
Member
Title

Aura M Lewis
Witness

Auto-Owners Insurance Company
[Signature]
Robert E. Nalley Attorney-in-Fact

DATE AND ATTACH TO ORIGINAL BOND
AUTO-OWNERS INSURANCE COMPANY

LANSING, MICHIGAN
POWER OF ATTORNEY

NO. 66280409

KNOW ALL MEN BY THESE PRESENTS: That the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, a Michigan Corporation, having its principal office at Lansing, County of Eaton, State of Michigan, adopted the following Resolution by the directors of the Company on January 27, 1971, to wit:

"RESOLVED, That the President or any Vice President or Secretary or Assistant Secretary of the Company shall have the power and authority to appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity, and other writings obligatory in the nature thereof. Signatures of officers and seal of Company imprinted on such powers of attorney by facsimile shall have same force and effect as if manually affixed. Said officers may at any time remove and revoke the authority of any such appointee."

Does hereby constitute and appoint Robert E Nalley

its true and lawful attorney(s)-in-fact, to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and the execution of such instrument(s) shall be as binding upon the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

IN WITNESS WHEREOF, the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, has caused this to be signed by its authorized officer this 1st day of August, 2016

Denise Williams

Denise Williams

Senior Vice President

STATE OF MICHIGAN }
COUNTY OF EATON } ss.

On this 1st day of August, 2016, before me personally came Denise Williams, to me known, who being duly sworn, did depose and say that they are Denise Williams, Senior Vice President of AUTO-OWNERS INSURANCE COMPANY, the corporation described in and which executed the above instrument, that they know the seal of said corporation, that the seal affixed to said instrument is such Corporate Seal, and that they received said instrument on behalf of the corporation by authority of their office pursuant to a Resolution of the Board of Directors of said corporation.



My commission expires March 10, 2022

Susan E. Theisen

Susan E. Theisen

Notary Public

STATE OF MICHIGAN }
COUNTY OF EATON } ss.

I, the undersigned First Vice President, Secretary and General Counsel of AUTO-OWNERS INSURANCE COMPANY, do hereby certify that the authority to issue a power of attorney as outlined in the above board of directors resolution remains in full force and effect as written and has not been revoked and the resolution as set forth is now in force.

Signed and sealed at Lansing, Michigan. Dated this 27th day of February, 2018



William F. Woodbury

William F. Woodbury, First Vice President, Secretary and General Counsel

NOTES:

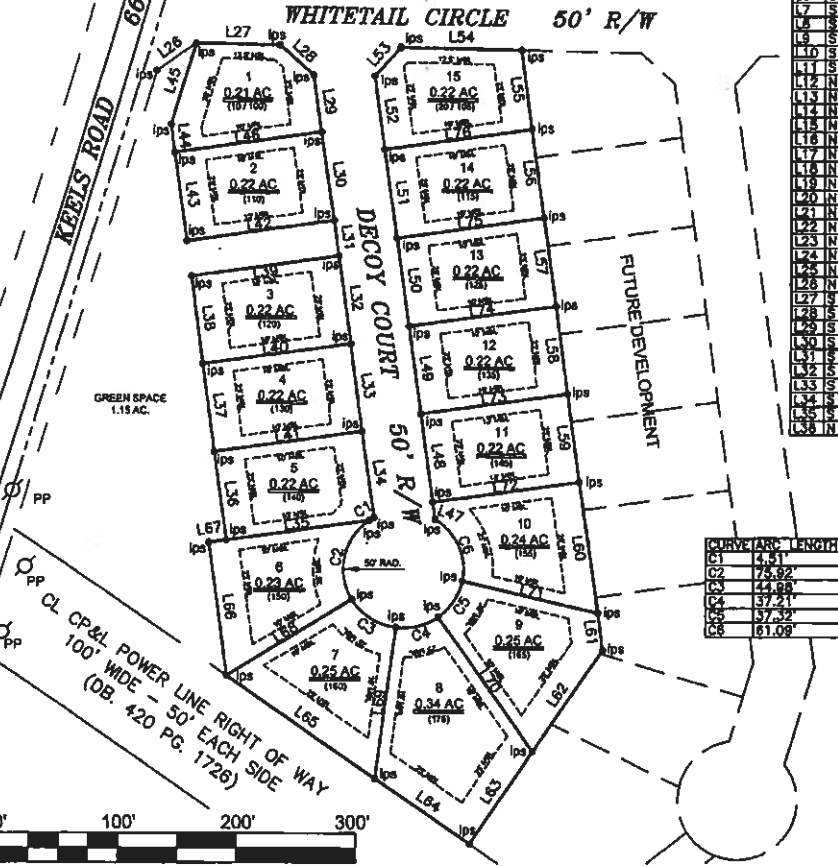
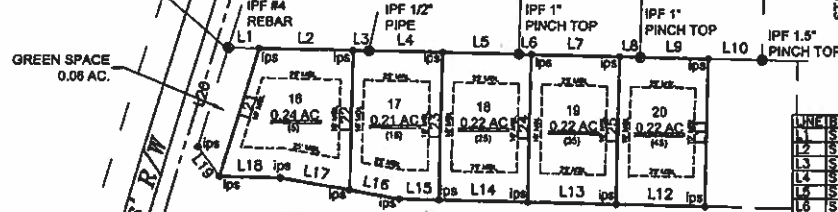
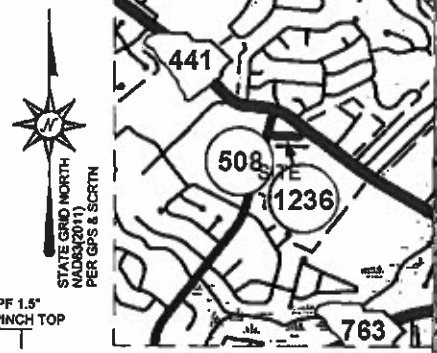
- 1) THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION.
- 2) NOT A VALID DOCUMENT WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL.

DATE: SEPTEMBER 9, 2017
 JOB NO: 17298
 FIELD BOOK: D/C
 JOB REFERENCE: PB. PB2016 PG. 237
 TAX MAP NO. 205-00-02-005

S.C.S.P. NAD83(2011)
 N: 780980.00
 E: 2180687.58
 TBM-TOP OF REBAR
 ELEV.=184.06'

LEGEND

- WM - WATER METER
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- CATV - CABLE TV PEDESTAL
- PP - POWER POLE
- PH - TELEPHONE PEDESTAL



LINE	BEARING	DISTANCE
L1	S 88°50'28\"	E 25.95
L2	S 88°50'25\"	E 78.22
L3	S 88°50'45\"	E 13.42
L4	S 88°50'21\"	E 81.58
L5	S 88°50'30\"	E 84.37
L6	S 88°50'28\"	E 75.00
L7	S 88°51'31\"	E 17.57
L8	S 88°50'05\"	E 57.83
L9	S 88°45'35\"	E 45.42
L10	S 01°09'32\"	W 124.89
L11	N 88°50'28\"	W 75.00
L12	N 88°50'28\"	W 75.00
L13	N 88°50'28\"	W 75.00
L14	N 88°50'28\"	W 75.00
L15	N 88°50'28\"	W 75.00
L16	N 78°41'34\"	W 43.14
L17	N 78°41'34\"	W 58.52
L18	N 48°40'28\"	W 51.05
L19	N 38°45'10\"	W 31.17
L20	N 16°44'21\"	E 87.57
L21	N 16°44'21\"	E 113.18
L22	N 01°09'32\"	E 118.30
L23	N 01°09'32\"	E 125.00
L24	N 01°09'32\"	E 128.00
L25	N 01°09'32\"	E 125.00
L26	N 88°50'28\"	E 49.83
L27	S 88°50'28\"	E 71.13
L28	S 48°23'49\"	E 38.03
L29	S 07°57'30\"	E 48.84
L30	S 07°57'30\"	E 75.00
L31	S 07°57'30\"	E 50.00
L32	S 07°57'30\"	E 75.00
L33	S 07°57'30\"	E 75.00
L34	S 07°57'30\"	E 73.19
L35	S 82°02'30\"	W 120.87
L36	N 07°57'30\"	W 75.00

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.31	50.00	0°09'56\"	S 88°21'38\"	4.61
C2	75.82	50.00	88°59'55\"	S 12°18'44\"	88.83
C3	44.89	50.00	81°32'48\"	S 68°39'37\"	43.48
C4	37.21	50.00	42°38'14\"	N 78°54'51\"	38.36
C5	37.32	50.00	42°45'39\"	N 33°12'54\"	38.48
C6	61.09	50.00	69°59'58\"	N 23°09'43\"	57.38



SCALE 1 IN = 100 FT.

TAX MAP No. 205-00-02-005(PART)

SOUTH CAROLINA CITY OF SUMTER / SUMTER COUNTY SUMTER TOWNSHIP

SURVEYED FOR:
 WOOD RIDGE SUBDIVISION - PHASE 1
 LOTS 1-15, & 16-20

APPROVED
 SUMTER CITY COUNTY
 PLANNING COMMISSION
[Signature]
 DATE: 12/12/2017

MATHIS & MULDROW LAND SURVEYING, INC.
 13 WEST BOYCE STREET, MANNING, S.C. 29102
 OFFICE (803) 435-2425 EMAIL: MCBRIDE@FTC-I.NET



I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA? NOT IN
 FIRM MAP NUMBER: 45085C0292D EFFECTIVE DATE FEBRUARY, 18 2007

