

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the Grantee(s), and the Grantee's(s') Heirs (or Successors) and Assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and Grantor's(s') Heirs (or Successors), Executors and Administrators, to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee's(s') Heirs (or Successors) and Assigns, against the Grantor(s) and the Grantor's(s') Heirs (or Successors) and against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the Grantor's(s') Hand and Seal this November 12, 2020.

Signed, Sealed and Delivered
in the Presence of:

ORCHID FARM, LLC

Aurisa Burnett
William Bryant

By: [Signature] (SEAL)
John Bryant

Its: MANAGING MEMBER

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, William G. Wynn, Jr, a Notary Public for the County and State aforesaid, do hereby certify that Orchid Farm, LLC, by its duly authorized officer, personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this November 12, 2020.

William Bryant (SEAL)
Notary Public for South Carolina
My commission expires: 8-12-2025

State of South Carolina)
County of Spartanburg)

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 2040 S. Church Street, Spartanburg, SC 29306, bearing Spartanburg County Tax Map Number P/O 7-16-14-010.02, was transferred by Orchid Farm, LLC to Palmetto Leadership Institute on ~~September~~ ^{NOV,} 12, 2020.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

Noconsideration paid

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. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

Purchaser/Grantee

5. I further 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.

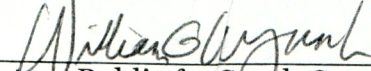


Responsible Person Connected with the Transaction

Eric Whiteside -

Print or Type Name Here

Sworn to before me this November 12, 2020.

 (SEAL)
Notary Public for South Carolina
My Comm. expires: 8-12-2025

PLT BK 178 PG 237

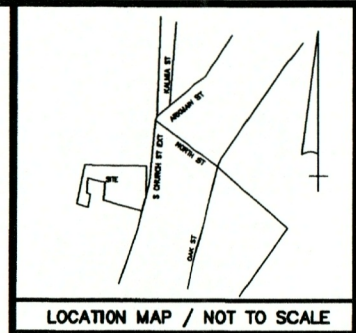
GENERAL NOTES:

1. This property is subject to all easements and restrictions of record.
2. This document represents a Survey of an existing parcel of record.
3. Flood data not shown
4. Existing Parcel Numbers & Deed & Plat references for the adjoining properties are as shown (if applicable) on the face of this plat. Title search has not been provided to this office.
5. Parcel Map Number: P/O 7-16-14-010.02
6. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
7. No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
8. Bearings based on South Carolina NAD83 State Plane Coordinate System. All distances are horizontal ground distance, not grid distances.
9. The purpose of this survey is to divide 0.77 acres from TMS#7-16-14.010.02 having a remaining acreage of 0.75 acres.

TMS#7-16-14-010.04
PANOSB LLC

Reference

1. Deed Book 83k, Page 30.
2. Plat Book 151, Page 844.
3. Plat Book 125, Page 170



LINE	BEARING	DISTANCE
L1	S 12°31'30" W	50.17'
L2	N 05°12'29" E	73.17'
L3	N 05°12'29" E	51.93'
L4	S 09°14'55" W	100.00'
L5	S 13°17'45" W	40.00'
L6	S 13°18'37" W	60.00'
L7	N 08°52'43" E	82.15'
L8	N 80°13'36" W	20.28'
L9	N 09°20'23" E	79.84'
L10	S 81°23'26" E	79.59'
L11	S 08°55'13" W	118.08'

PLT-2020-47439
 PLT BK 178 PG 237-237
 Recorded 1 Pages on 10/19/2020 10:31:33 AM
 Recording Fee: \$25.00
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 Dorothy Earle, Register Of Deeds

TMS#7-16-14-010.00.
ATCHISON CHARLES E SR

TMS#7-16-14-010.03
GIBSON FOSTER E

N 72°55'18" W
299.37'

LEGEND

- OHP — EXISTING OVERHEAD POWER
- FO — UNDERGROUND FIBER OPTIC
- UGT — EXISTING UNDERGROUND TELEPHONE
- SS — EXISTING SANITARY SEWER
- SD — EXISTING STORM DRAIN SEWER
- W — EXISTING WATERLINE
- G — EXISTING GAS LINE
- x- CHAIN LINK FENCE

- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRICAL TRANSFORMER
- ⊙ SPRINKLER VALVE
- ⊙ WATER VALVE VAULT
- ⊙ IRON PIN FOUND (IPF)
- ⊙ IRON PIN SET (IPS)
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ CONCRETE MONUMENT SET
- ⊙ SPIKE / NAIL

- SCOO SANITARY CLEANOUT
- ☐ CATCH BASIN
- ☐ CURB INLET
- ☐ FIRE HYDRANT
- ☐ FIRE PROTECTION PIV
- ☐ WATER VALVE
- ☐ WATER METER
- ☐ GAS VALVE
- ☐ GAS METER
- ☐ UTILITY POLE
- ☐ LIGHT POLE
- 15" RCP EXISTING STORM PIPE
- — — — — RIGHT OF WAY
-) RECORD BEARING AND DISTANCE

OCT 19 2020

John E. Drummond

PALMETTO CORP
Land Surveying Division

820 ALMAN STREET
JONESVILLE, SC 29353
Phone: (864) 909-0167

Subdivision Survey
of
Pin# 7-16-14-010.02
Containing 0.77 Acres & 0.95 Acres
2040 S. Church St Ext
Spartanburg, Spartanburg County, South Carolina
for Orchid Farm LLC

DRAWN BY: GKS Rev. BY:	CLOSURE CHECKED BY: RWD	APPROVED BY: RWD	DATE OF SURVEY 08/05/2020	JOB# G1226
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Certificate of Accuracy
 I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no visible encroachments or projections other than shown.

Robert W. Drummond
 Robert W. Drummond PLS# 22743

10-14-2020
 DATE

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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SC GRID NAD-83

EXEMPT

Plat as shown is exempt from the subdivision approval process pursuant to the SC Code of Laws - Section 6-29-1110 (d). It does not guarantee the right of future permits or future subdivision. All requirements of Spartanburg County's land development and ordinances of date must be met in order to develop the property.