B56 / PP / PWR
3
1 DEW
BJG
9773
9774

BEAUFORT COUNTY SC - ROD
BK 01831 PG 1491
FILE NUM 2003069723
09/03/2003 02:54:31 PM
REC'D BY Q WILSON RCPT# 180365
RECORDING FEES 10.00

Prepared by and when recorded return to:

BETHEA, JORDAN & GRIFFIN, P.A./WJN
Shelter Cove Executive Park, Suite 400
23-B Shelter Cove Lane
Post Office Drawer 3
Hilton Head Island, SC 29938
(843) 785-2171

An easement appurtenant is a specific type of easement where two properties are linked together as **servient tenement** and **dominant tenement** estates.

The servient estate is the estate that allows the easement, while the dominant estate is the one that benefits from the easement.

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

EASEMENT APPURTENANT

KNOW ALL MEN BY THESE PRESENTS that **MARY DRIESSEN** (the "Grantor"), in the State aforesaid, for and in consideration of the sum of TWO THOUSAND and No/100 Dollars ($2000.00) and no other consideration to it in hand paid at and before the sealing and delivery of these presents by **HERBERT H. GRAVES, JR. AND IRENE MILLER GRAVES** (collectively hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant to the said Grantee, their successors, heirs and assigns forever, a non-exclusive perpetual easement appurtenant to the property described in Exhibit "A" attached hereto, which non-exclusive easement is more particularly described as follows:

A non-exclusive easement for ingress and egress over and across that certain 12' walkway more particularly shown and described as a beach access right-of-way on that certain plat of survey entitled "A Plat of Lots 101-A of a Subdivision of the Lands of Joseph Driessen", prepared by Jerry L. Richardson, SCRLS #4784, dated December 19, 1980, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in **Plat Book 29 at Page 49**. For a more detailed description of said walkway area, reference is made to said above mentioned plat of record.

BEACH-ACCESS R/W

This easement shall burden and be binding upon the easement property described above.

This easement shall be appurtenant to and run with the property described in Exhibit "A" and shall be applicable to and for the use and benefit of said Exhibit "A" property and any portion thereof.

TOGETHER WITH all and singular, the rights, members, hereditaments, and appurtenances to the said easement belonging to, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said easement rights before mentioned unto the said Grantee, her successors and assigns forever.

AND all and singular the said rights, privileges and easements unto the said Grantee, their successors, heirs and assigns, forever; so that neither I nor my heirs, nor any other person or persons, claiming under me or them, shall at any time hereafter, by any ways or means have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, Grantors have caused these presents to be executed in their name this 20th day of August in the Year of our Lord Two Thousand and Three and in the Two Hundred and Twenty-Seventh Year of the Sovereignty and Independence of the United States of America.

WITNESSES:

Roberta P. Richardson
[Signature of witness #1]

[Signature of witness #2/Notary]

GRANTOR:

Mary Driessen
Mary Driessen

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that **Mary Driessen** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 20th day of Aug, 2003.

[Signature of Notary Public with Seal]
My Commission Expires: 2/12/2013

EXHIBIT "A"
PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as Lot Eight (8) on a plat entitled "Subdivision Plate, Lots 5 through 14, Land of Josephine Driessen"; said plat being prepared by J.H. Mills, SCRLS # 3839 and bearing the date of December, 1972. For a more detailed description as to the courses and distances, metes and bounds of the above described parcel, referenced is had to the above mentioned plat, which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in **Plat Book 21 at Page 107**.