3/10 pd

STATE OF SOUTH CAROLINA)
305)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE 1851

BEAUFORT COUNTY, S.C.
RECORDING FEES COLLECTED
TRANSFER FEES $ 1662.50
COUNTY $ 731.50 STATE $ 1729.00

KNOW ALL MEN BY THESE PRESENTS, THAT

STANLEY SZUBERLA AND CHRISTINA J. SZUBERLA

in the State aforesaid for and in consideration of the sum of **SIX HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($665,000.00)** , to us in hand paid at and before the sealing of these present by **FREDERICK A. CRAIG,** 7601 South Chappel Avenue, Chicago, Illinois 60649, in the State 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 **FREDERICK A. CRAIG,** his Heirs and Assigns forever, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN# 510-009-000-1075-000
510-009-000-0896-000

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 before mentioned unto the said **FREDERICK A. CRAIG,** his Heirs and Assigns forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

AND Grantors do hereby bind themselves and their Heirs, Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **FREDERICK A. CRAIG,** his Heirs and Assigns, against themselves and their Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

EXHIBIT "A"

ALL that certain piece, parcel or lot of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, being shown and described as Lot 1 and 1A on a plat entitled "Boundary and Subdivision Survey for Stanley and Christina Szuberla" prepared by Sea Island Engineering and recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 62 at Page 125. For a more detailed description as to courses and distances, metes and bounds of said Lot 1 and 1A, reference is had to aforementioned plat of record.

ALSO, the non-exclusive easements for ingress and egress over and across that Proposed Fifty (50') foot right-of-way" as shown on the above described plat as well as the non-exclusive easements for ingress and egress over and across that certain Twelve (12) foot Beach Access as Right-of-Way; likewise shown on said above described plat.

SUBJECT to all applicable conditions, restrictions, easements and affirmative obligations as recorded in the ROD Office for Beaufort County, South Carolina and all amendments thereto.

The property which is the subject of this Deed is located, in whole or in part seaward of the Setback Line as established by the South Carolina Coastal Council and S.C. Code Sections 48-39-270 through 360, as amended effective July 1, 1988 ("Beach Protection Act or the "Act"). As required by Section 48-39-330 of the Act, the following information concerning the location and circumstances of the Property is hereby disclosed by Grantor.

The proximity and location of the Setback Line, the Base Line and the Velocity Zone applicable to the Property are as shown on that certain plat of survey prepared by Sea Island Engineering and recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 62 at Page 125. The seaward corners of habitable structures upon the Property, if any, and the most recently published annual erosion rate made available by the South Carolina Coastal Council are also depicted upon such plat. By acceptance of this Deed, Grantee acknowledges receipt of a copy of said plat.

This being the same property conveyed to the within Grantors by Deed recorded in the ROD Office for Beaufort County, South Carolina in Deed Book 313 at Page 1829 and Deed Book 313 at Page 1833.

The within Deed was prepared by the Law Firm of James F. Berl, PC, Post Office Box 22626, Hilton Head Island, South Carolina 29925 by James F. Berl, Esquire without benefit of title exam.

1853

WITNESS our Hands and Seals, this 31ST day of December in the year of our Lord one thousand nine hundred and ninety-eight and in the two hundred and twenty-third year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

(2) _____
Signature of 1st Witness

(3) _____
Signature of 2nd Witness/Notary Public

(1) _____
Stanley Szuberla

(1) _____
Christina J. Szuberla

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, James F. Berl, do hereby certify that Stanley Szuberla and Christina J. Szuberla personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 31ST day of December, 1998.

(4) _____(SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA

My commission expires: 2/10/2008

BTG 7730
Cl. 05

FILED
JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.
99 JAN -5 AM 11:51
BK 1123 PG 1851
FOLDER#

1854

RECORDED THIS 5 DAY
OF February 19 99
IN BOOK AF PAGE 8

Sharon O. Burris
AUDITOR, BEAUFORT COUNTY, S.C.