

NOW, KNOW ALL MEN BY THESE PRESENTS, That I the said

E. P. CALHOUN

in consideration of the premises and also in consideration of the sum of Five & 00/100 (\$5.00) dollars actual to me in hand paid at and before the sealing and delivery of these presents by GENEVA CALHOUN, 37 Oakview Road, Hilton Head Island, South Carolina 29928

(the receipt whereof is hereby acknowledged) have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said GENEVA CALHOUN, her heirs and assigns forever, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina and being shown and designated as Lot #3 on a plat entitled "A Plat of Four (4) Lots located in Beaufort County, South Carolina" dated November 15, 1979 and prepared by Millard W. Dowd, Jr., L.S. No. 6265 and being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 28 at Page 178; for a more detailed description as to courses, metes and bounds, reference is made to said plat of record.

SAID property is subject to all restrictions and easements of record including any which may be shown on a recorded plat.

THIS being the same property conveyed to the within Grantor by deed of Freddie Chisolm dated May 9, 1980 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 301 at Page 20 on May 19, 1980.

THE within deed was prepared by the Law Offices of Roberts Vaux, P. A., Post Office Drawer 5817, Hilton Head Island, South Carolina, 29938, without benefit of title examination.

FILED IN DEED BOOK 423 PAGE 762
FILED AT 09:37:00 ON 06/26/85

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
SW	10		LB	

Which clearly makes reference to " SAID property is subject to all Restrictions and Easements of record including any which may be shown on a recorded plat." ie. Plat Book 28 at page 178

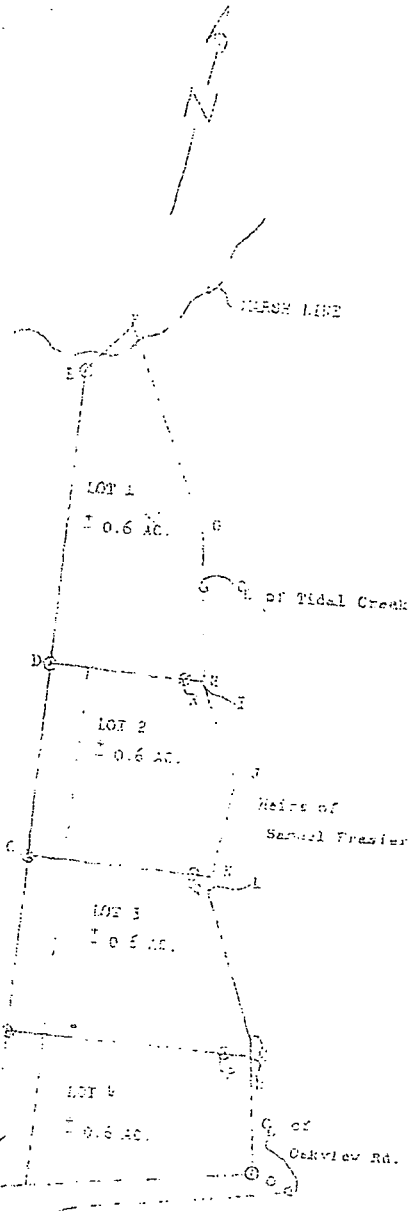
Please see attached plat which references all four (4) lots including lot 4 which now belongs to Ronald and Sonya Ford. SAID PLAT CLEARLY SHOWS LOTS AND 30' EASEMENT.

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Line	Bearing	Distance
A-B	N 09°56'W	135.00'
B-C	N 09°56'W	145.00'
C-D	N 09°56'W	165.00'
D-E	N 09°56'W	249.50'
E-F	N 28°33'E	55.80'
F-G	S 35°07'E	157.80'
G-H	S 15°17'E	125.19'
H-I	S 15°17'E	6.68'
I-J	S 37°01'E	86.85'
J-K	S 0°57'E	82.00'
K-L	S 0°57'E	17.92'
L-M	S 33°07'E	117.15'
M-N	S 17°40'E	24.79'
N-O	S 17°40'E	102.21'
O-A	S 71°16'W	220.45'
B-P	N 80°04'E	187.95'
P-N	N 50°04'E	15.29'
C-Q	N 80°04'E	139.42'
Q-K	N 90°04'E	15.66'
D-R	N 80°04'E	113.19'
R-H	N 80°04'E	12.81'



NOTE: Monuments P, Q, and R are located on Bank of Tidal Creek.

A PLAT OF FOUR (4) LOTS LOCATED IN BLANTON COUNTY, S. C.

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE HIGHEST STANDARDS AND REQUIREMENTS OF LAW.

Michael Wood
 Surveyor License No. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SCALE 1" = 100' - O - OLD C.M.
 E: 15 NOV 1975 - N - NEW C.M.

PREPARED FOR FREN CHERRY

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WISEMAN & REILLEY, LLC

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CHARLES H. WISEMAN**

* Also admitted in Nebraska

+ Also admitted in Ohio

JEFFREY G. REILLEY

January 20, 2014

Sent Via Certified and Regular US Mail

Mr. and Mrs. Ronald Ford
49 Oakview Road
Hilton Head Island, SC 29928

Re: NOTICE TO CURE: Fence Line Encroachments - Lot 3 Muddy Creek Plantation/ 30' Access Easement

Dear Mr. and Mrs. Ford:

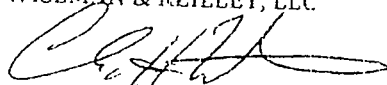
Please be advised that I have been engaged by the owners of Lot 3 to contact you both regarding the recent encroachments of a vinyl fence onto their property, and the thirty foot (30') access easement ("Access Easement") which is in use and utilized by my clients. I have enclosed a recent survey of my client's property (Lot 3) which illustrates these encroachments (highlighted on the enclosed survey).

My clients demand that these encroachments be removed from their property and the Access Easement immediately. Please allow this correspondence to serve as formal written notice that my clients intend to seek all remedies available to them in law and in equity, which may include monetary awards for damages, costs, and reasonable attorney's fees, if these encroachments are not removed within fifteen (15) days from receipt of this notice.

Mr. and Mrs. Ford, please do not allow this relatively minor issue to escalate to the point of civil litigation. I urge you both to contact the surveyor (843.681.3248), or your own counsel to assist you with any questions or to provide any further explanations regarding the ramifications of these encroachment violations.

Sincerely,

WISEMAN & REILLEY, LLC



Charles H. Wiseman

Encl.

cc: Taiwan Scott ✓

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