

THE STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS

APPEAL FROM BEAUFORT COUNTY
COURT OF COMMON PLEAS

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Stephen A. Spitz, Special Referee

MAY 16 2017

SC Court of Appeals

Appellate Case No. 2016-001878

Julia Tompkins Ewing Respondent,

v.

Keith A. Guest, Stephanie C. Guest, and
Pleasant Point Property Owners Association, Defendants,

of whom

Keith A. Guest and Stephanie C. Guest are the Appellants.

RESPONDENT'S DESIGNATION OF MATTER
FOR INCLUSION IN RECORD ON APPEAL

Respondent designates the following material for inclusion in the Record on Appeal:

I. Deeds (in chronological order):¹

- P.E. 1 - Part 2 two deeds – Pleasant Point Plantation Associates to Tompkins dated 12/5/69 – recorded Deed Book ("DB") 169/150 and /151
- D.E. 1 - Part "7A" Easement – Pleasant Point to Tompkins dated 8/26/76 – recorded DB 248/454
- D.E. 1 - Part "1" Norprop, Inc. to Pleasant Point Plantation Associates dated 7/16/81– recorded DB ____ pg. 1460, including plat recorded Plat Book ("PB") 19 pg. 160 ("PB 19/160") and incorporated in the deed
- D.E. 1 - Part "3" Pleasant Point Plantation Associates to White – dated 5/31/85 recorded DB 421/722

¹ "P.E." = Plaintiff's Exhibit No.
 "D.E." = Defendant Guests' Exhibit No.
 "PPPOA" = Defendant Pleasant Point Property Owners' Association Exhibit No.

D.E. 1 - Part "5"	White to Davis – dated 6/19/87 – recorded DB 479/1180 with PB 19/160
P.E. 1 – Part 3	Tompkins to Trustees – dated 8/26/95 – recorded DB 799/471
D.E. 1 - Part "8"	Davis to American Hospital – dated 6/6/97 – recorded DB 950/116, including plat dated 5/30/97 – recorded PB 60/101
D.E. 1 - Part "7"	Davis to American Hospital – dated 6/6/97 – recorded DB 950/121
unnumbered (after Part "9")	American Hospital to Young – dated 1/22/99 – recorded DB 1132/1549
D.E. 1 - Part "9"	Young to Alyon – dated 11/8/00 – recorded DB 1367/1111 including plat dated 1/27/99 – recorded PB 68/171
unnumbered (after Part "9")	Alyon to Young – dated 9/20/01 – recorded DB 1477/507 with plat dated 1/27/99 recorded PB 68/171
unnumbered (after Part "9")	Young to Alyon – dated 9/20/01 – recorded DB 1477/531
unnumbered (after Part "9")	Alyon to Young – dated 10/30/02 – recorded DB 1661/1525
unnumbered (after Part "9")	Young to Alyon – dated 11/7/02 – recorded DB 1663/1443
unnumbered (after Part "9")	Alyon to Young – dated 12/16/02 – recorded DB 1685/2108
unnumbered (after Part "9")	Young to Alyon – dated 12/23/02 – recorded DB 1685/2122
D.E. 1 - Part "10"	Title Under Order of Court – Master in Equity to JP Morgan Chase – dated 7/20/09
D.E. 1 - Part "11"	JP Morgan Chase to Guests – dated 1/28/10 – recorded DB 2938/589
D.E. 2	Pleasant Point Plantation Assoc. to White – dated 5/31/85 – recorded DB 421/722
unnumbered (after D.E. 2)	White to Davis – dated 6/19/87 – recorded DB 479/1180
unnumbered (after D.E. 4)	White to Tallahassee – dated 6/19/87 – recorded DB (after 481/1881 ?
D.E. 4	White to Tallahassee – dated 6/19/87 – recorded DB 479/1184

unnumbered (after D.E. 4)	Tallahassee to Tallahassee – dated 3/13/91 – recorded DB 579/36
unnumbered (after D.E. 2)	Davis to American Hospital – dated 6/6/97 – recorded DB 950/116
unnumbered (after D.E. 2)	Davis to American Hospital – dated 6/6/97 – recorded DB 950/120 with plat dated 4/30/74 recorded DB 248/455
unnumbered (after D.E. 4)	Tallahassee to Young – dated 1/25/99 – recorded DB 1132/1543
unnumbered (after D.E. 3)	American Hospital to Young – dated 1/22/99 – recorded DB 1132/1549
D.E. 3	Young to Alyon – dated 11/08/00 – recorded DB 1367/1111, with plat dated 1/27/99 recorded PB 68/171
unnumbered (after D.E. 3)	Alyon to Young – dated 9/20/01 – recorded DB 1477/507
unnumbered (after D.E. 3)	Young to Alyon – dated 9/20/01 – recorded DB 1477/531
unnumbered (after D.E. 3)	Alyon to Young – dated 10/30/02 – DB 1661/1525
unnumbered (after D.E. 3)	Young to Alyon – dated 11/7/02 – recorded DB 1663/1443
unnumbered (after D.E. 3)	Alyon to Young – dated 12/16/02 – recorded DB 1685/2108
unnumbered	Young to Alyon – dated 12/23/02 – recorded DB 1685/2122
unnumbered (after D.E. 3)	Master in Equity to JP Morgan Chase – dated 7/20/09 – recorded DB 2874/1552
unnumbered (after D.E. 3)	JP Morgan Chase to Guests – dated 1/28/10 – recorded DB 2938/589
P.E. 1 - Part 4	Trustees to Tompkins – dated 9/26/13 – recorded DB 3277/755

II. Plats (in chronological order):

P.E. 1 D.E. 8 D.E. 52	Plat dated 12/4/69 recorded PB 18/45
D.E. 1 - Part "6"	Plat recorded PB 19/160 on 3/13/72

D.E. 26	R.M.C. recording identification page for plat recorded PB 19/160 on 3/13/72
D.E. 6	Plat with pencilled notation "1973"
D.E. 1 - Part "2"	Plat dated 4/11/74 recorded PB 22/109
D.E. 1 - Part "7a"	Plat dated 4/30/74 recorded DB 248/455
D.E. 5	Plat recorded PB 22/109 (Part 1)
D.E. 7	Plat recorded PB 22/109 (Part 2)
D.E. 1 - Part "4"	Plat dated 6/24/82 recorded PB 30/141
D.E. 4	Plat dated 6/8/87 recorded 7/17/87 at DB 481/1881
D.E. 14	"Closing Plat" recorded PB 60/190
D.E. 1 - Part "8a"	Plat dated 5/30/97 recorded PB 60/190
D.E. 1 - Part "12"	Plat dated 1/27/99 "Closing Plat" recorded PB 68/171
P.E. 5	same as D.E. 22 (unrecorded 2012 plat)

III. Other exhibit:

P.E. 3

CERTIFICATE

The undersigned certifies that this designation contains no matter which is irrelevant to this appeal.

David L. Tedder
 S.C. Bar No. 7222
 P.O. Box 1282
 Beaufort, SC 29901
 (843) 521-4222

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James B. Richardson, Jr.
 S.C. Bar No. 4718
 1229 Lincoln Street
 Columbia, SC 29201
 (803) 799-9412

SC Court of Appeals

by James B. Richardson, Jr.
 Attorneys for Respondent.

May 15, 2017.

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of whom

Keith A. Guest and Stephanie C. Guest are the Appellants.

CERTIFICATE OF SERVICE

I certify that I served a copy of respondent's initial brief and designation of matter by first class mail, postage prepaid, addressed to appellants' attorney at his address of record, namely:

H. Fred Kuhn, Jr., Esq.
Moss, Kuhn, Fleming & Smith
P.O. Drawer 507
Beaufort, SC 29901-0507

on May 15, 2017.



James B. Richardson, Jr.
S.C. Bar No. 4718
1229 Lincoln Street
Columbia, SC 29201
(803) 799-9412

May 15, 2017.

Attorney for Respondent.

**Law Office of
James B. Richardson, Jr.**

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COLUMBIA, SOUTH CAROLINA 29201

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May 15, 2017

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SC Court of Appeals

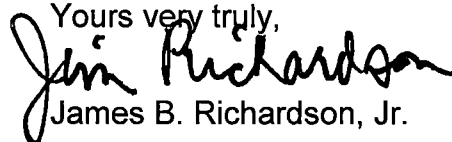
Honorable Jenny A. Kitchings
Clerk of the S.C. Court of Appeals
Post Office Box 11629
Columbia, South Carolina 29211

Re: Ewing v. Guest
Appellate Case No. 2016-001878

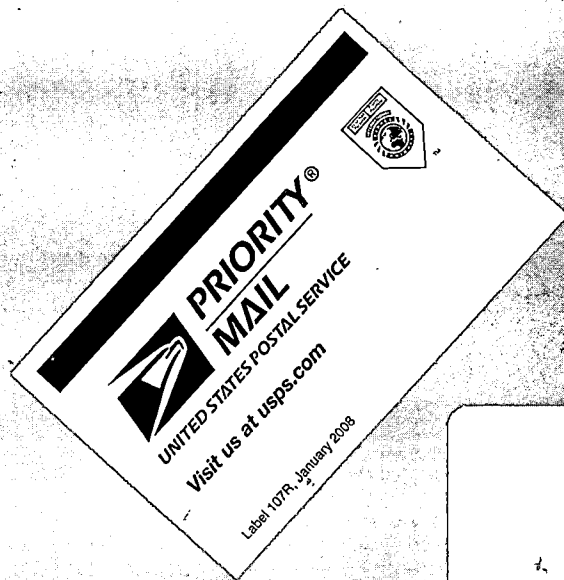
Dear Ms. Kitchings:

Enclosed for filing are respondent's initial brief and designation of matter.

Thanking you, I remain

Yours very truly,

James B. Richardson, Jr.

cc: H. Fred Kuhn, Jr., Esq.
David L. Tedder, Esq.



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