

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM CHARLESTON COUNTY
Master-in-Equity

Mikell R. Scarborough, Master-in-Equity

Case No. 2012-213155

Rivers Point Row Horizontal Property Regime a/k/a Rivers Point Row Property
Owners Association, Inc.,.....Respondents,

v.

Palms Properties, LLC,.....Defendant.

Palms Properties, LLC,.....Third-Party Plaintiff,

v.

Rivers Point Row, LLC, John Derbyshire, Linda Derbyshire, and John Hagerty,.....Appellants.

RECORD ON APPEAL
VOLUME III

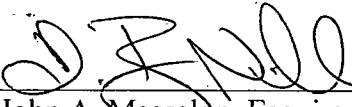
Michael J. Buhmeyer
P.O. Box 81138
Charleston, SC 29416
(843)-408-5937
Attorney for Respondent

John A. Massalon, Esquire
SC Bar Number: 010279
I. Ryan Neville, Esquire
SC Bar Number: 0076513
Wills Massalon & Allen LLC
P.O. Box 859
Charleston, South Carolina 29401
(843) 727-1144

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VOLUME III

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April 15, 2013



John A. Massalon, Esquire SC Bar #010279
I. Ryan Neville, Esquire SC Bar # 76513
WILLS MASSALON & ALLEN LLC
Post Office Box 859
Charleston, South Carolina 29402
(843) 727-1144

ATTORNEYS FOR APPELLANTS

BKE 515P6329

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

November 3, 2004

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO David L. Dean and Donna Dean ON 11/03/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$94,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$94,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$94,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

SWORN to before me this
11/03/04
Deborah K. Farley
Notary Public for South Carolina
My Commission expires: 10/9/10

RECORDER'S PAGE

This page Must remain with
the original document.

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW



BKE 515PG330

Recording

Fee 11.00

State

Fee 247.00

County

Fee 104.50

Postage _____

TOTAL 362.50

A

FILED

E515-325

2004 NOV -5 PM 3:42

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP WMG

DATE 11/18/04

RECEIVED FROM RMC

NOV 18 2004

PEGGY A. MOSTLEY
CHARLESTON COUNTY AUDITOR

BKF 508PG746

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Four Thousand Nine Hundred and 00/100ths (\$84,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JAMES E. WHITE, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, JAMES E. WHITE, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 JAMES E. WHITE, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JAMES E. WHITE, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 15th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

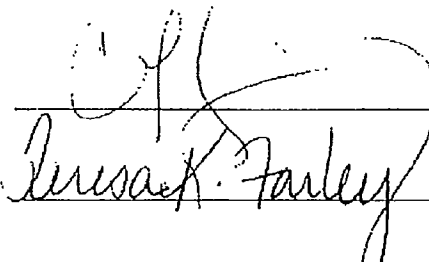
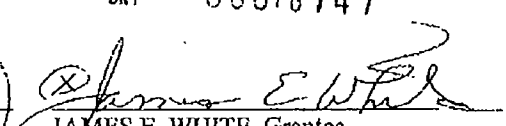
RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary

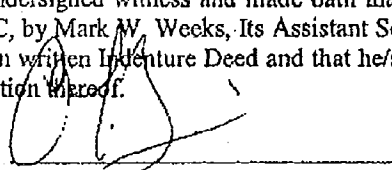
[Signature]
Susan K. Farley

OKF 508PG747

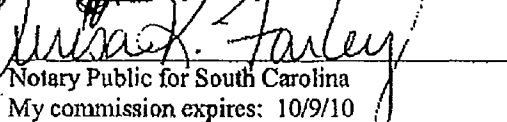

Lurisa K. Farley

JAMES E. WHITE, Grantee

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

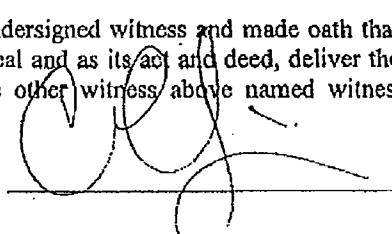


SWORN TO AND SUBSCRIBED BEFORE ME,
This the 10th day of September, 2004.


Lurisa K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JAMES E. WHITE, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 10th day of September, 2004.

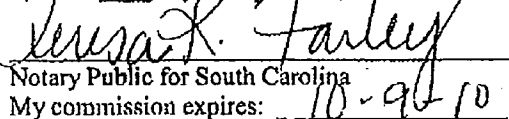

Lurisa K. Farley
Notary Public for South Carolina
My commission expires: 10-9-10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 18-E in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-311

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

8XF 508PG749

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS:

21 River Point Rd. Unit #18-E
Char, SC 29412

508

STATE OF SOUTH CAROLINA

Date of Transfer of Title

AFFIDAVIT

September 1, 2004

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO James E. White ON 09/01/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$84,900.00 the amount listed in item #4 above
(b) 0.00 the amount listed on item #5 above (no amount, please zero)
(c) \$84,900.00 subtract line 6(b) from line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
09/01/04

Notary Public for South Carolina
My Commission expires: 10/9/10

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



BKF 508PG751

Recording
Fee 11.00
State
Fee 221.00
County
Fee 93.50

Postage

TOTAL 325.50

A

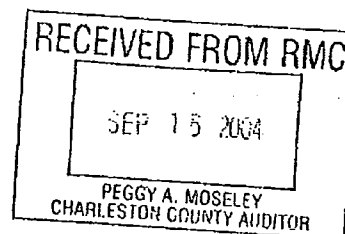
Davidson
Bennett
& Wigger
ATTORNEYS AT LAW

FILED

F508-746

2004 SEP -3 PM 3:25

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC



**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 9/15/04

BKF 508PG 752

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Two Thousand Five Hundred and 00/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by CRAIG MARSHALL HORSMAN, JR., ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, MARSHALL HORSMAN, JR, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 MARSHALL HORSMAN, JR, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said MARSHALL HORSMAN, JR, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 31st day of August, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: Mark W. Weeks
Mark W. Weeks, Its Asst. Secretary

Maura K. Farley

BKF 50806753

M. H. H.
Marshall Horsman, Jr.
Marshall Horsman, Jr.

Marshall Horsman, Jr.
MARSHALL HORSMAN, JR. Grantee
AKA Craig Marshall Horsman, Jr. *

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

M. H. H.

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 31st day of August, 2004.

Marshall Horsman, Jr.
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named MARSHALL HORSMAN, JR, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

M. H. H.

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 31st day of August, 2004.

Marshall Horsman, Jr.
Notary Public for South Carolina
My commission expires: 10-9-10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 8-C in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-309

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors; as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 142 Cedar St.
Mooresville, NC
28115

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title

August 31, ~~2004~~ 508PG756

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO ~~Craig~~ Marshall Horsman, Jr. ON 08/31/04.
3. Check one of the following: The deed is:
(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
08/31/04
Prescott K. Farley
Notary Public for South Carolina
My Commission expires: 10/9/10

Nancy K. Tracy
Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



BKF 508PG757

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage _____

TOTAL 353.25

A

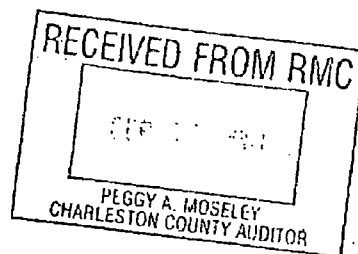
**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

FILED

F508-752

2004 SEP -3 PM 3:22

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC



**PID VERIFIED
BY ASSESSOR**

REP LONG

DATE 9/15/04

Unit B-C

425-07-00-257

BKF 508PG758

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Nine Thousand Nine Hundred and 00/100ths (\$89,900.00) Dollars, to it in hand paid at and before the sealing of these presents by DOROTHY W. KENNEDY, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said DOROTHY W. KENNEDY, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

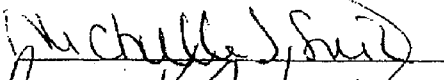
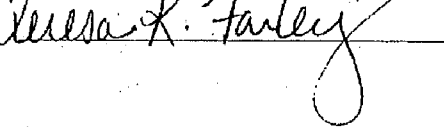
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said DOROTHY W. KENNEDY, her heirs and/or assigns, forever.

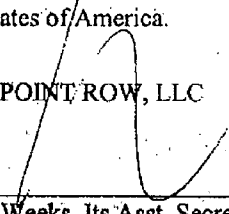
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said DOROTHY W. KENNEDY, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 30th day of August, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

BKF 508PG759

Nichelle J. Sui
Leresa K. Farley

Dorothy W. Kennedy
DOROTHY W. KENNEDY, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 20th day of August, 2004.

Leresa K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

Nichelle J. Sui

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named DOROTHY W. KENNEDY, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 30th day of August, 2004.

Leresa K. Farley
Notary Public for South Carolina
My commission expires: 10-9-10

Nichelle J. Sui

BKF 508PG760

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 3-F in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-244

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 5820 Sandstone Dr.
Durham, NC
27713

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
) BKF

Date of Transfer of Title

August 30, 2004

508 PG 762

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Dorothy W. Kennedy ON 08/30/04.
3. Check one of the following: The deed is:
(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$89,900.00
(b) The fee is computed on the fair market value of the realty, which is n/a
(c) The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$89,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$89,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
08/30/04

Mark W. Weeks
Notary Public for South Carolina
My Commission expires: 10/9/10

Nancy K. Tracy
Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



BKF 508PG763

Recording

Fee 11.00

State 234.00

Fee 99.00

County 99.00

Fee 99.00

Postage

TOTAL 344.00

A

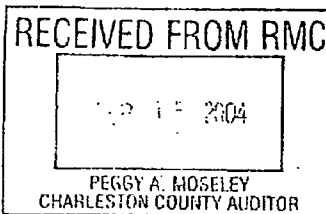
**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

FILED

F508-758

2004 SEP -3 PM 3:18

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC



**PID VERIFIED
BY ASSESSOR**

REP umg

DATE 9/15/04

STATE OF SOUTH CAROLINA)

INDENTURE DEED

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Two Thousand Five Hundred and 00/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by THOMAS W. O'NEILL, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, THOMAS W. O'NEILL, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 THOMAS W. O'NEILL, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said THOMAS W. O'NEILL, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 10th day of December, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary

BKF 519PG461

Heidi M. Brown

Leresa K. Farley

Thomas W. O'Neill

THOMAS W. O'NEILL, Grantee

by his AIF

Heidi M. Brown

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Heidi M. Brown

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 10th day of December, 2004.

Leresa K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named THOMAS W. O'NEILL, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Heidi M. Brown

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 10th day of December, 2004.

Leresa K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 12-E in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-291

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

8KF 519PG463

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 2731 Gatewood Dr.
Waterford, Michigan 48329

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
December 10, 2004

519PG464

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Thomas W. O'Neill ON 12/10/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
12/10/04

[Signature]
Notary Public for South Carolina
My Commission expires: 10/09/10

[Signature]
Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



BKF 519PG465

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage _____

TOTAL 353.25

A

Davidson
Bennett
& Wigger
ATTORNEYS AT LAW

FILED

F519-460

2004 DEC 14 PM 4:30

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LD8

DATE 12/28/04

RECEIVED FROM RMC

DEC 28 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

BKF 522PG713
INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty-Three Thousand Five Hundred and 00/100ths (\$83,500.00) Dollars, to it in hand paid at and before the sealing of these presents by JASON A. LAMP ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, JASON A. LAMP, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 JASON A. LAMP, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JASON A. LAMP, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

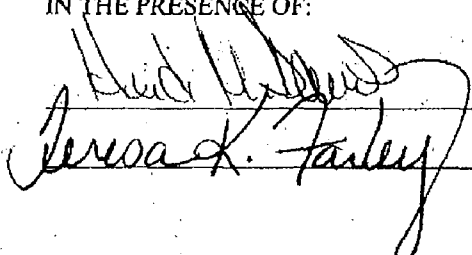
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 7th day of January, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

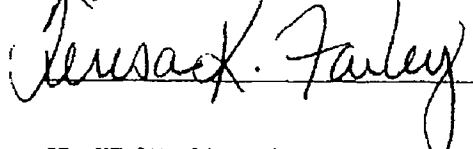
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

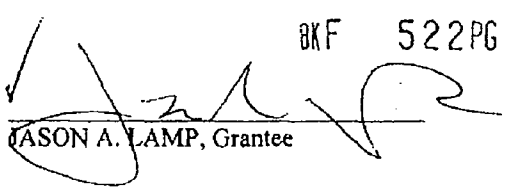
RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary



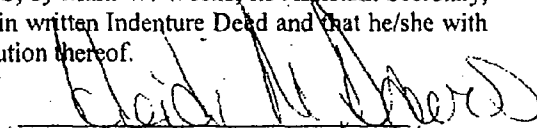

JASON A. LAMP, Grantee

BKF 522PG714

STATE OF SOUTH CAROLINA)

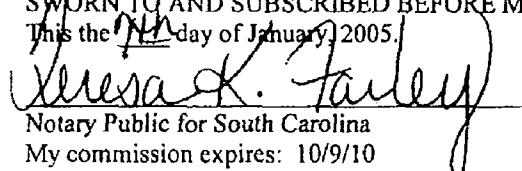
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,

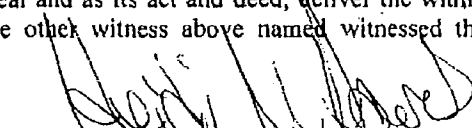
This the 7th day of January, 2005.


Theresa K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JASON A. LAMP, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,

This the 7th day of January, 2005.

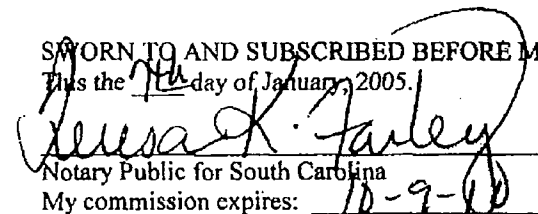

Theresa K. Farley
Notary Public for South Carolina
My commission expires: 10-9-10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 15-H in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-362

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 1317 Woodpark Lane
Hampton, SC 29406

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

BKF 522PG717
Date of Transfer of Title
January 7, 2005

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Jason A. Lamp ON 01/07/05.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$83,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$83,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$83,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
01/07/05

Mark W. Weeks
Notary Public for South Carolina
My Commission expires: 10/09/10

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER



OKF 522PG718

Recording

Fee 11.00

State

Fee 217.10

County

Fee 91.85

Postage _____

Total 319.95

C

FILED
F522-713
2005 JAN 11 PM 4:00
J. L. BRAND
REGISTER
CHARLESTON COUNTY SC

PID VERIFIED BY ASSESSOR	
REP	<u>[Signature]</u>
DATE	<u>1/25/05</u>

RECEIVED FROM RMC	
JAN 26 2005	
PEGGY A. MOSELEY CHARLESTON COUNTY AUDITOR	

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety One Thousand Nine Hundred and 00/100ths (\$91,900.00) Dollars, to it in hand paid at and before the sealing of these presents by MICHAEL J. TOMKINS AND THERESA F. TOMKINS, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said MICHAEL J. TOMKINS AND THERESA F. TOMKINS, their heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

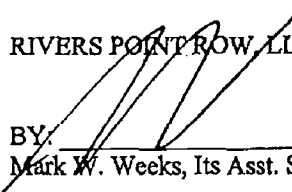
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said MICHAEL J. TOMKINS AND THERESA F. TOMKINS AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, their heirs and/or assigns, forever.

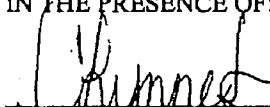
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said MICHAEL J. TOMKINS AND THERESA F. TOMKINS, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

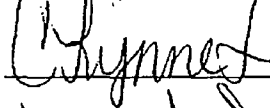
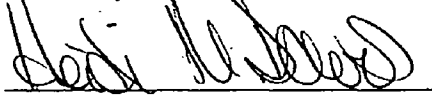
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 4th day of March, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

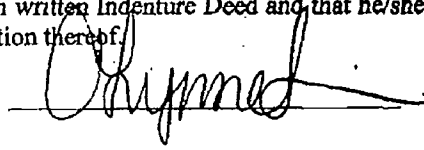


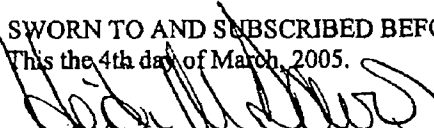
Michael J. Tomkins
by Mary Brennan, His Attorney in Fact
Michael J. Tomkins, Grantee
By Mary Brennan, His Attorney in Fact
Theresa F. Tomkins
by Mary Brennan, Her Attorney in Fact
Theresa F. Tomkins, Grantee
By Mary Brennan, Her Attorney in Fact

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 4th day of March, 2005.

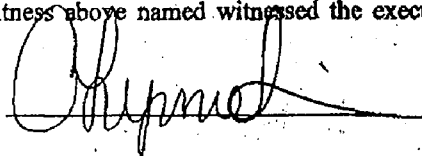

Notary Public for South Carolina
My commission expires: 03-22-2005

BKF 528PG390

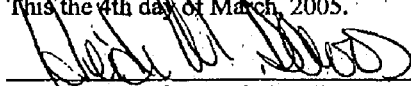
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named MICHAEL J. TOMKINS AND THERESA F. TOMKINS by Mary Brennan, Her Attorney in Fact, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 4th day of March, 2005.



Notary Public for South Carolina
My commission expires: 03-22-2005

EXHIBIT "A"

212 ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 1-G in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-353

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 207 Waterford Drive
Middletown, DE 19709

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) **AFFIDAVIT**
)

BKF 528PG393
Date of Transfer of Title
March 4, 2005

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

1. I have read the information on this Affidavit and I understand such information:
2. The property is being transferred by Rivers Point Row, LLC TO Michael J. Tomkins and Theresa F. Tomkins ON 03/04/05.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$91,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$91,900.00 the amount listed in item #4 above
(b) 0.00 the amount listed on item #5 above (no amount, please zero)
(c) \$91,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

SWORN to before me this
03/04/05

Notary Public for South Carolina
My Commission expires: 03-22-2005

RECORDER'S PAGE

This page Must remain with
the original document.



BKF 528PG394

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

*VHS
L*

Recording

Fee 12.00

State 239.20

County 101.20

Postage _____

TOTAL 352.40

A

FILED

F528-388

2005 MAR -8 PM 4:08

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP [Signature]

DATE 3/23/05

RECEIVED FROM RMC

MAR 24 2005

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BKG 50726894

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Four Thousand Nine Hundred and 00/100ths (\$84,900.00) Dollars, to it in hand paid at and before the sealing of these presents by KRISTIN A. ROARK, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said KRISTIN A. ROARK, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 KRISTIN A. ROARK, her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said KRISTIN A. ROARK, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 25th day of August, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: [Signature]
Mark W. Weeks, Its Asst. Secretary

[Signature]
Teresa K. Farley

BXG 507PG895

Michelle J. Spill
Jessica K. Farley

Kristin A. Roark
KRISTIN A. ROARK, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 27 day of August, 2004.

Jessica K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named KRISTIN A. ROARK, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 27 day of August, 2004.

Jessica K. Farley
Notary Public for South Carolina
My commission expires: 10-9-10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 13-B in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-296

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BKG 507PG897

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 21 Rivers Point Row Unit 13B
~~100~~ Charleston, SC 29412

BKG 507-6898

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

August 25, 2004

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Kristin A. Roark ON 08/25/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$84,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$84,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
08/25/04

Notary Public for South Carolina
My Commission expires: 10/9/10

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

BKG 507PG899



RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER

VS
mfr

Recording
Fee 11.00
State
Fee 221.00
County
Fee 93.50

Postage _____
Total 325.50

B

FILED

6507-894

2004 AUG 27 PM 3:38

GRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 9/7/04

RECEIVED FROM RMC

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK G 531PG536

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety-Two Thousand Nine Hundred and 00/100ths (\$92,900.00) Dollars, to it in hand paid at and before the sealing of these presents by **DEBORAH WERTAN**, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, **DEBORAH WERTAN**, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

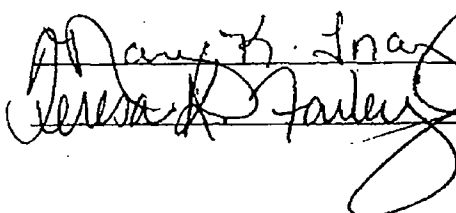
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said **DEBORAH WERTAN**, her heirs and/or assigns, forever.

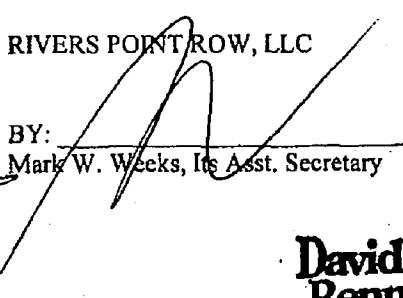
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said **DEBORAH WERTAN**, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 18th day of March, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC



BY: 
Mark W. Weeks, Its Asst. Secretary

**Davidson
Bennett
& Wigger**

ATTORNEYS AT LAW
8088 RIVERS AVENUE
NORTH CHARLESTON, SC 29405

Nancy K. Inay
Deborah Werten

Deborah Werten
DEBORAH WERTAN, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Nancy K. Inay

SWORN TO AND SUBSCRIBED BEFORE ME,
 This the 15th day of March, 2005.

Deborah Werten
 Notary Public for South Carolina
 My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **DEBORAH WERTAN**, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Nancy K. Inay

SWORN TO AND SUBSCRIBED BEFORE ME,
 This the 15th day of March, 2005.

Deborah Werten
 Notary Public for South Carolina
 My commission expires: 10/9/10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 6-A in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-331

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 2020 Wappoo Hall Rd.
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

BKG 531PG540
Date of Transfer of Title
March 15, 2005

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Deborah Wertan ON 03/15/05.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
03/15/05

Wesley K. Taylor
Notary Public for South Carolina
My Commission expires: 10/09/10

Nancy K. Tracy
Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER



BKG 531PG541

Recording
Fee 11.00
State
Fee 241.80
County
Fee 102.30

Postage _____

Total 355.10

A X

FILED

G 531-536

2005 APR -1 PM 3:10

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

PID VERIFIED BY ASSESSOR
REP <u>LMG</u>
DATE <u>4/18/05</u>

RECEIVED FROM RMC
APR 19 2005
PEGGY A. MOSELEY CHARLESTON COUNTY AUDITOR

(843) 958-4800 2 COURTHOUSE SQUARE CHARLESTON, SOUTH CAROLINA 29402-0726

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

)
)
)

BKG 531PG542
INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that **RIVERS POINT ROW, LLC**, a South Carolina Limited Liability Company, by Mark W. Weeks, Its Authorized Agent ("Grantor"), in the State aforesaid, County aforesaid, for and in consideration of the sum of **NINETY TWO THOUSAND FIVE HUNDRED AND 00/100, (\$92,500.00)** Dollars, to it in hand paid at and before the sealing of these presents by **PALMETTO CAPITAL GROUP OF,** ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **PALMETTO CAPITAL GROUP OF,** his/her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 **PALMETTO CAPITAL GROUP OF,** his/her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO CAPITAL GROUP OF,** his/her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

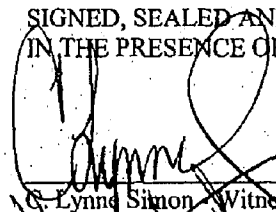
BKG 531PG543

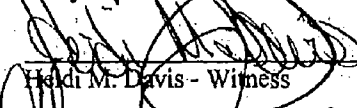
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 18th day of March, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

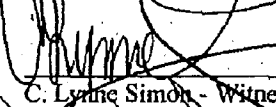
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC
A South Carolina Limited Liability Company

BY: _____
Mark W. Weeks, Its Authorized Agent

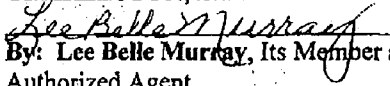

C. Lynne Simon - Witness


Heidi M. Davis - Witness


C. Lynne Simon - Witness

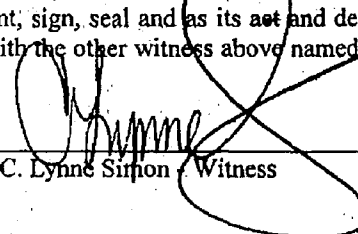

Heidi M. Davis - Witness

PALMETTO CAPITAL GROUP OF *
CHARLESTON, LLC

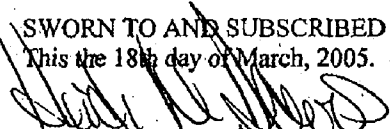

By: Lee Belle Murray, Its Member and
Authorized Agent

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, a South Carolina Limited Liability Company, by Mark W. Weeks, Its Authorized Agent, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.


C. Lynne Simon - Witness

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 18th day of March, 2005.

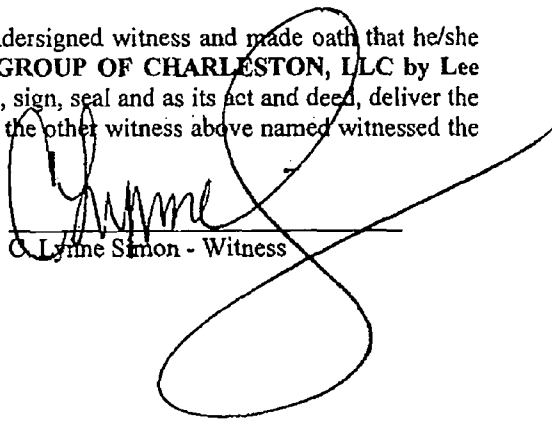

Heidi M. Davis
Notary Public for South Carolina
My commission expires: 03-22-2005

BKG 531PG544

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **PALMETTO CAPITAL GROUP OF CHARLESTON, LLC** by **Lee Belle Murray, Its Member and Authorized Agent**, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.


Lynne Simon - Witness

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 3rd day of March, 2005.

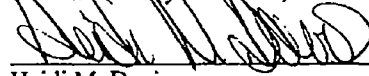

Heidi M. Davis
Notary Public for South Carolina
My commission expires: 03-22-2005

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 9-G in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability, dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-269

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BKG 531PG546

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 26 State Street
Charleston, SC 29401

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

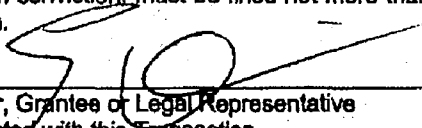
)
) AFFIDAVIT
)

Date of Transfer of Title
March 18, 2005

BKG 531PG547

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

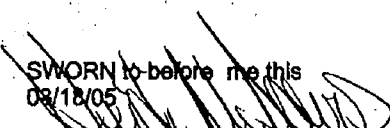
1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Palmetto Capital Group of Charleston, LLC ON 03/18/05.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.



Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy

Print or Type Name Here


SWORN to before me this
03/18/05

Notary Public for South Carolina
My Commission expires: 03-22-2005

RECORDER'S PAGE

This page Must remain with
the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

[Handwritten signature]

BKG 531PG548

Recording

Fee 12.00

State

Fee 240.50

County

Fee 101.75

Postage

TOTAL 354.25

A

FILED

G531-542

2005 APR -1 PM 3:05

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 4/18/05

RECEIVED FROM RMC

APR 1

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BKG 534 PG 234

STATE OF SOUTH CAROLINA)

INDENTURE DEED

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC by Mark W. Weeks, Its Authorized Agent ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Two Thousand Nine Hundred and 00/100ths (\$92,900.00) Dollars, to it in hand paid at and before the sealing of these presents by STEVENSON E. KEMP, JR., ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said STEVENSON E. KEMP, JR., his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 STEVENSON E. KEMP, JR., his heirs and/or assigns, forever.

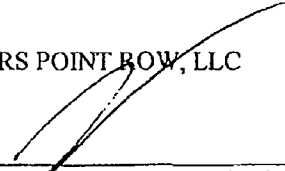
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said STEVENSON E. KEMP, JR., his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

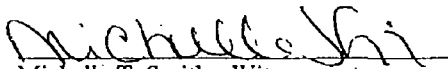
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 8th day of April, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC


C. Lynne Simon - Witness

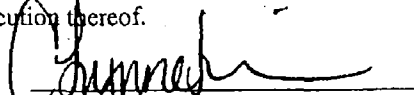
BY: 
Mark W. Weeks, Its Authorized Agent


Michelle T. Smith - Witness

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

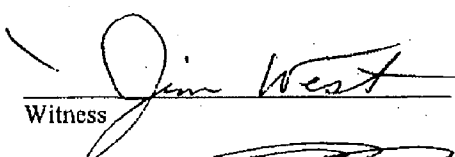
PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Authorized Agent, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.


C. Lynne Simon - Witness

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 8th day of April, 2005.


Notary Public for South Carolina
Michelle T. Smith
My commission expires: 05-16-2012

IN WITNESS WHEREOF Grantee has caused these presents to be executed this the 8th day of April, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

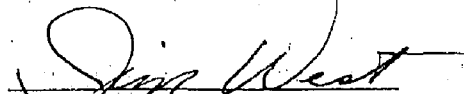

 Witness

 STEVENSON E. KEMP, JR., Grantee

 Witness

STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named STEVENSON E. KEMP, JR., sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.


 Witness

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 8th day of April, 2005.

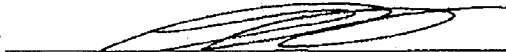

 Notary Public for South Carolina
 My commission expires: 5/17/07

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 5-B in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-324

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 2076 Rose Hill Lane
Mount Pleasant, SC 29464

STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

) AFFIDAVIT

April 8, 2005

COUNTY OF Charleston

)

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Stevenson E. Kemp, Jr. ON 04/08/05.
3. Check one of the following: The deed is:
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,900.00
 - (b) _____ The fee is computed on the fair market value of the realty, which is n/a
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$92,900.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$92,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.


 Grantor, Grantee or Legal Representative
 Connected with this Transaction

LISA W Herbert
 Print or Type Name Here

SWORN to before me this
 04/08/05

Linda S. Light
 Notary Public for South Carolina

My Commission expires: 7/2006

RECORDER'S PAGE

This page must remain with
the Original Document

Lisa Herbert

clerk
A



BKG 534 PG 240

Recording

Fee 12.00

State

Fee 241.80

County

Fee 102.30

Postage _____

Total 356.10

A

FILED

G534-234

2005 APR 26 PM 1:29

CHARLES LEWIS
REGISTER
CHARLESTON COUNTY SC

PID VERIFIED BY ASSESSOR
REP <u>AKS</u>
DATE <u>5/12/05</u>

RECEIVED FROM RMC
MAY 12 2005
PEGGY A. MOSELEY CHARLESTON COUNTY AUDITOR

OXH 50476381

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Nine Thousand Nine Hundred and 00/100ths (\$89,900.00) Dollars, to it in hand paid at and before the sealing of these presents by DWIGHT D. BOLZ AND KATHLEEN BOLZ, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said DWIGHT D. BOLZ AND KATHLEEN BOLZ, their heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

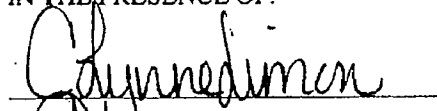
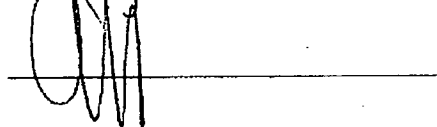
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said DWIGHT D. BOLZ AND KATHLEEN BOLZ, their heirs and/or assigns, forever.

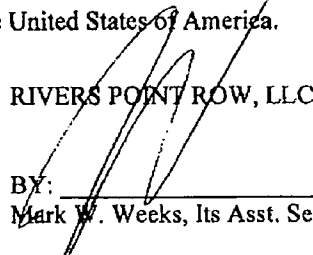
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said DWIGHT D. BOLZ AND KATHLEEN BOLZ, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 29th day of July, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

504-3382

[Signature]

[Signature]

DWIGHT D. BOLZ, Grantee

*Kathleen Bolz By Dwight D. Bolz
Her Attorney in fact*

KATHLEEN BOLZ BY DWIGHT D. BOLZ,
HER ATTORNEY IN FACT, Grantee

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 29th day of July, 2004.

Notary Public for South Carolina
My commission expires: 01-27-2010

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named DWIGHT D. BOLZ AND KATHLEEN BOLZ by DWIGHT D. BOLZ, HER ATTORNEY IN FACT, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 29th day of July, 2004.

Notary Public for South Carolina
My commission expires: 01-27-2010

314 504-6383

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 7-D in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-250

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

CH 501-3381

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 207 Glen Laurel Drive
Easley, SC 29642

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

DKH 501 4685
Date of Transfer of Title
July 29, 2004

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says
DKH 501 4685

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Dwight D. Bolz and Kathleen Bolz ON 07/29/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$89,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$89,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$89,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
07/29/04

Notary Public for South Carolina
My Commission expires: 01-27-2010

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER



BKH 5064386

Recording
Fee 11.00
State
Fee 234.00
County
Fee 99.00

Postage _____

Total 344.00

B

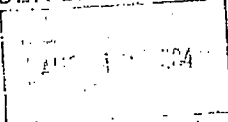
FILED

H504-381

2004 AUG -3 PM 3:53

CHARLOTTE LYBRAND
REGISTER
CHARLESTON COUNTY SC

PID VERIFIED BY ASSESSOR
REP <u>LMG</u>
DATE <u>8/10/04</u>

RECEIVED FROM RMC

REGISTER'S OFFICE CHARLESTON COUNTY, SOUTH CAROLINA

BKH 50478387

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Nine Thousand Nine Hundred and 00/100ths (\$89,900.00) Dollars, to it in hand paid at and before the sealing of these presents by WILLIAM P. HARVEY and KATHLEEN C. HARVEY, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said WILLIAM P. HARVEY and KATHLEEN C. HARVEY, their heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 WILLIAM P. HARVEY and KATHLEEN C. HARVEY, their heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said WILLIAM P. HARVEY and KATHLEEN C. HARVEY, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 29th day of July, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary

Wesley Farley

BK 14 504 6388

WY
AUSA K. Farley

William P. Harvey
WILLIAM P. HARVEY, Grantee
Kathleen C. Harvey
KATHLEEN C. HARVEY, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

AK
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 21st day of July, 2004.

AUSA K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named WILLIAM P. HARVEY and KATHLEEN C. HARVEY, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

AK
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 29th day of July, 2004.

AUSA K. Farley
Notary Public for South Carolina
My commission expires: 10-9-10

BKH 5066389

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 13-F in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-300

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BKH 50466390

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 21 Rivers Point Row, Unit 13F
Charleston, SC 29412

STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

) AFFIDAVIT

July 29, 2004

COUNTY OF Charleston

)

BKH

504 PG 391

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO William P. Harvey, Kathleen C. Harvey & Robert F. Harvey ON 07/29/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$89,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$89,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$89,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before, me this
07/29/04

Ceresa K. Puley
Notary Public for South Carolina
My Commission expires: 10/9/10

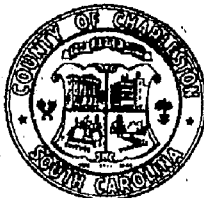
Mark W. Weeks
Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER



BKH 504 PG 392

Recording
Fee 11.00

State
Fee 234.00

County
Fee 99.00

Postage _____

Total 344.00

B

FILED

H504-387

2004 AUG -3 PM 3:47

CHARLESTON
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG
DATE 8/10/04

RECEIVED FROM REAG

AUG 17 2004

PEGGY A. MCSELEY
CHARLESTON COUNTY AUDITOR

(843) 958-4800 2 COURTHOUSE SQUARE CHARLESTON, SOUTH CAROLINA 29402-0726

BKH 515PG134

STATE OF SOUTH CAROLINA)
) INDENTURE DEED
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Nine Thousand Five Hundred and 00/100ths (\$89,500.00) Dollars, to it in hand paid at and before the sealing of these presents by JEFFREY W. PEARSON* ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said JEFFREY W. PEARSON* his heirs and/or assigns, the following described property, to-wit:
*AND AMY S. PEARSON AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
AND NOT AS TENANTS IN COMMON
SEE ATTACHED EXHIBIT "A"

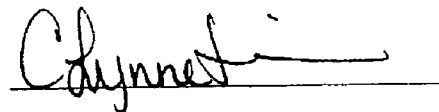
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

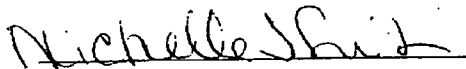
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JEFFREY W. PEARSON* his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JEFFREY W. PEARSON* his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

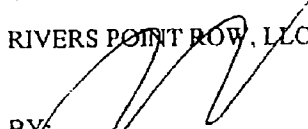
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 8th day of October, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:





RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

BXH 515PG135

Notary Public
[Signature]

[Signature]
JEFFREY W. PEARSON, Grantee
[Signature]
AMY S. PEARSON, Grantee

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 8th day of October, 2004.

[Signature]
Notary Public for South Carolina
My commission expires: 05-16-2012

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JEFFREY W. PEARSON, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof. * AND AMY S. PEARSON.

[Signature]

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 8th day of October, 2004.

[Signature]
Notary Public for South Carolina
My commission expires: June 12 2010

* AND AMY S PEARSON

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 16-G in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-345

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BKH 515PG137

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 2814 Gaston Gate
Mount Pleasant, SC 29406

BKH 515PG138

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
October 8, 2004

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Jeffrey W. Pearson ON 10/08/04.
* and Amy S. Pearson
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$89,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$89,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$89,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

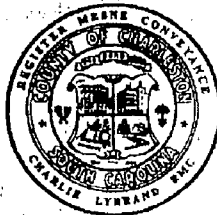
Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

SWORN to before me this
10/08/04

Michelle Smith
Notary Public for South Carolina
My Commission expires: 05-16-2012

RECORDER'S PAGE

This page Must remain with
the original document.



BKH 515PG139

Recording
Fee 11.00
State
Fee 232.70
County
Fee 98.45
Postage
TOTAL 342.15

Randall Drew

FILED

H 515-134

2004 NOV -8 PM 2:11

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

Recording
Fee 11.00
State
Fee
County
Fee
Postage
TOTAL 11.00

FILED

2004 OCT 22 PM 2:42

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 11/18/04

RECEIVED FROM RMC

NOV 18 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BKH 516PG519

STATE OF SOUTH CAROLINA)
) INDENTURE DEED
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Two Thousand Five Hundred and 00/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by MELYSSA A. SAWYER, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said MELYSSA A. SAWYER, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

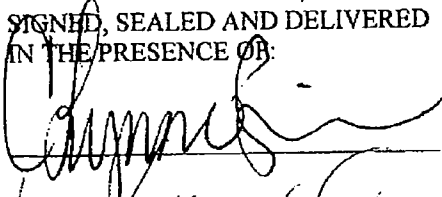
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said MELYSSA A. SAWYER, her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said MELYSSA A. SAWYER, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

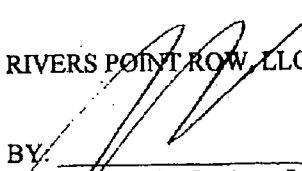
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 16th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:




RIVERS POINT ROW, LLC

BY:


Mark W. Weeks, Its Asst. Secretary

BKH 516P6520

Jenna B. Smith
John M. Row

Melyssa A. Sawyer
MELYSSA A. SAWYER, Grantee

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Chynned

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 16th day of November, 2004.

John M. Row
Notary Public for South Carolina
My commission expires: 06-18-2009

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named MELYSSA A. SAWYER, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Jenna B. Smith

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 16th day of November, 2004.

John M. Row
Notary Public for South Carolina
My commission expires: 11/07/2013

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 14-C in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-303

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BKH 516PG522

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 217 OLD HICKORY CROSSING
JOHNS ISLAND, SC 29455

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) **AFFIDAVIT**
)

BKH

516PG523

Date of Transfer of Title
November 16, 2004

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Melyssa A. Sawyer ON 11/16/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Melyssa A. Sawyer
Grantor, Grantee or Legal Representative
Connected with this Transaction

SWORN to before me this

11/16/04

[Signature]
Notary Public for South Carolina

My Commission expires: 11/27/2013

Melyssa A. Sawyer
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.

J. LYNN McCANTS
ATTORNEY AT LAW
782 JOHNNIE DODDS BLVD.
P. O. BOX 2026
MT PLEASANT, SC 29465



DNH 516PG524

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage

TOTAL 353.25

A

FILED

H 516-519
2004 NOV 17 PM 3:52

CHARLIE LYNN McCANTS
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 11/30/04

RECEIVED FROM RMC

NOV 30 2004

PEGGY A. JOHNSON
CHARLESTON COUNTY AUDITOR

BKH 516PG525

STATE OF SOUTH CAROLINA)

INDENTURE DEED

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Two Thousand Nine Hundred and 00/100ths (\$92,900.00) Dollars, to it in hand paid at and before the sealing of these presents by WOODS PROPERTY MANAGEMENT, LLC, ("Grantee"), the receipt whereof is hereby acknowledged. has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said WOODS PROPERTY MANAGEMENT, LLC, its heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

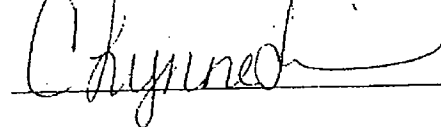
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

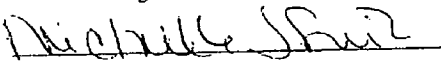
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said WOODS PROPERTY MANAGEMENT, LLC, its heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said WOODS PROPERTY MANAGEMENT, LLC, its heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 10th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

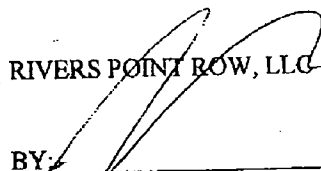
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:





RIVERS POINT ROW, LLC

BY:


Mark W. Weeks, Its Asst. Secretary

BKH 516PG526

WOODS PROPERTY MANAGEMENT, LLC

BY: [Signature]
Heather J. Wood, Its Member & Authorized Agent

[Signature]
[Signature]
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 10th day of November, 2004.

[Signature]
Notary Public for South Carolina
My commission expires: 05-16-2012

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named WOODS PROPERTY MANAGEMENT, LLC, by Heather J. Wood, Its Member and Authorized Agent sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 10th day of November, 2004.

[Signature]
Notary Public for South Carolina
My commission expires: 11-28-2007

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 5-E in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-327

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 2527 Royal Oak Drive
James Island, SC 29412

LEGAL DESCRIPTION

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 5-E in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R493, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING the same property conveyed to Woods Property Management, LLC by Deed of Rivers Point Row, LLC dated November 10, 2004 and recorded simultaneously herewith in the RMC Office for Charleston County.

TMS#: 425-07-00-327

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.
3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
) **516PG530**
Date of Transfer of Title
November 10, 2004

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Wood Property Management, LLC ON 11/10/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this

11/10/04

Randolph W. Cooper
Notary Public for South Carolina

My Commission expires: 4-28-2007

Randolph W. Cooper
Grantor, Grantee or Legal Representative
Connected with this Transaction

RANDOLPH W. COOPER
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



Cooper Law

LS
mfr

BKH 516PG531
Recording
Fee 12.00
State
Fee 241.80
County
Fee 102.30
Postage
TOTAL 356.10
C

FILED

H516-525
2004 NOV 17 PM 2:43

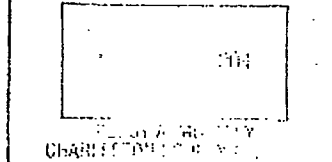
CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP umg

DATE 11/30/04

RECEIVED FROM RMC



BKH 518PG401

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Two Thousand Five Hundred and 00/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by ROBERT M. COLE AND ANNA M. COLE, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said ROBERT M. COLE AND ANNA M. COLE, their heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

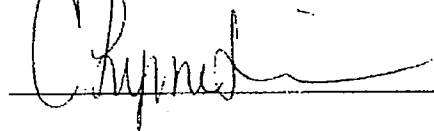
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said, their heirs and/or assigns, forever.

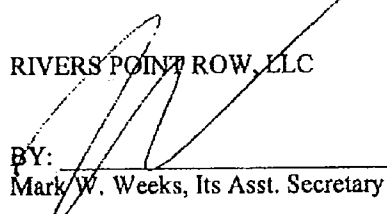
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said ROBERT M. COLE AND ANNA M. COLE, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 17th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

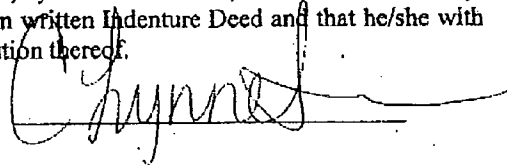


BY: 
Mark W. Weeks, Its Asst. Secretary



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 17th day of November, 2004.


Notary Public for South Carolina
My commission expires: 05-16-2012

BKH 518PG403

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 17th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

<u>Dalton S. Wood</u>	<u>Robert M. Cole</u>
	ROBERT M. COLE, Grantee
<u>Doreen Burman</u>	<u>Anna M. Cole</u>
	ANNA M. COLE, Grantee

STATE OF New Jersey)
)
COUNTY OF Cumberland)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named ROBERT M. COLE AND ANNA M. COLE, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Dalton S. Wood

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 17th day of November, 2004.

Doreen Burman
Notary Public for ~~South Carolina~~ New Jersey
My commission expires: August 7, 2008

BXH 518PG404

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 18-C in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-309

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BKH 518PG405

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 145 Beebe Run Road
Bridgeton, NJ 08302

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
November 17, 2004

BKH 518PG406

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Robert M. Cole and Anna M. Cole ON 11/17/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

Nancy W. Weeks

Print or Type Name Here

SWORN to before me this

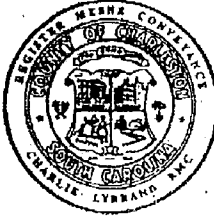
11/17/04

[Signature]
Notary Public for South Carolina

My Commission expires: 12-18-09

RECORDER'S PAGE

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the original document.



BKH 518PG407

BUIST, BYARS, PEARCE & TAYLOR, LLC
1051 CHUCK DAWLEY BLVD.
MT. PLEASANT, SC 29464
MP-1634

LT
R

Recording

Fee 12.00

State

Fee 240.50

County

Fee 101.75

Postage

TOTAL 354.25

A

FILED

H 518-401
2004 DEC -7 PM 2:20

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP JDS

DATE 12/15/04

RECEIVED FROM RMC



PEGGY A. MUSFLEY
CHARLESTON COUNTY AUDITOR

8X H 544PG442

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that **RIVERS POINT ROW, LLC**, a South Carolina Limited Liability Company, by Mark W. Weeks, Its Authorized Agent ("Grantor"), in the State aforesaid, County aforesaid, for and in consideration of the sum of **EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100, (\$89,900.00)** Dollars, to it in hand paid at and before the sealing of these presents by **DAVID G. WERTAN**, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **DAVID G. WERTAN**, his/her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 **DAVID G. WERTAN**, his/her heirs and/or assigns, forever.

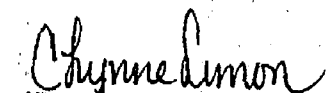
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said **DAVID G. WERTAN**, his/her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

OK H 544PG443

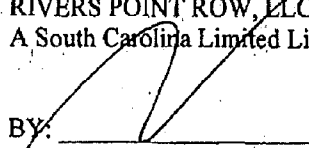
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 30th day of June, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

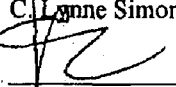
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC
A South Carolina Limited Liability Company



C. Lynne Simon - Witness

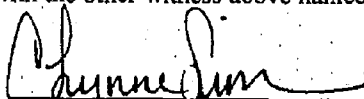
BY: 
Mark W. Weeks, Its Authorized Agent


Kimberly T. Easterling - Witness

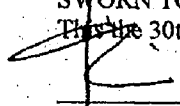
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, a South Carolina Limited Liability Company, by Mark W. Weeks, Its Authorized Agent, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

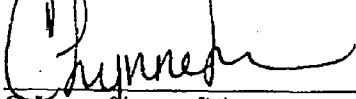

C. Lynne Simon - Witness

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 30th day of June, 2005.


Kimberly T. Easterling
Notary Public for South Carolina
My commission expires: October 30, 2013

IN WITNESS WHEREOF Grantee has caused these presents to be executed this the 30th day of June, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

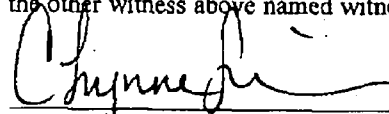

C. Lynne Simon - Witness


DAVID G. WERTAN, Grantee


Kimberly T. Easterling - Witness

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **DAVID G. WERTAN**, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.


C. Lynne Simon - Witness

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 30th day of June, 2005.

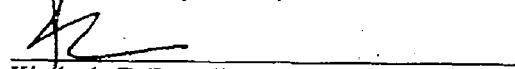

Kimberly T. Easterling
Notary Public for South Carolina
My commission expires: October 30, 2013

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 17-F in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to Rivers Point Row, LLC by Deed of Intercontinental Fund III Rivers Point SC, LLC, said Deed being dated May 4, 2004 and recorded in the RMC Office for Charleston County in Book F 493 at Page 759. AND ALSO BEING a portion of the same property conveyed to Intercontinental Fund III Rivers Point SC, LLC by deed of CJ Rivers Point, Inc dated August 8, 2001 and recorded in the RMC Office for Charleston County in Book L-379 at Page 254.

TMS#: 425-07-00-368

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 2020 Wappoo Hall Road
Charleston, SC 29412

STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

) AFFIDAVIT

June 30, 2005

COUNTY OF Charleston

)

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO David G. Wertan ON 06/30/05.
3. Check one of the following: The deed is:
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$89,900.00
 - (b) _____ The fee is computed on the fair market value of the realty, which is n/a
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$89,900.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$89,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

 Grantor, Grantee or Legal Representative
 Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy or James L. Foti
 Print or Type Name Here

SWORN to before me this
 06/30/05

Kimberly T. Easterling
 Notary Public for South Carolina
 My Commission expires: October 30, 2013

RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER



8K H 544 PG448

Recording
Fee 17.00

State
Fee 734.00

County
Fee 99.00

Postage _____

Total 345.00

B

FILED

H 544-442

2005 JUL -8 PM 4:20

CHARLES E. BRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP [Signature]
DATE 8/04/05

RECEIVED FROM RMC

AUG - 4 2005

PEGGY A. ROUSELEY
CHARLESTON COUNTY AUDITOR

EX J 514PG435

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Four Thousand Nine Hundred and 00/100ths (\$94,900.00) Dollars, to it in hand paid at and before the sealing of these presents by DEBRA S. BELL, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said DEBRA S. BELL, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

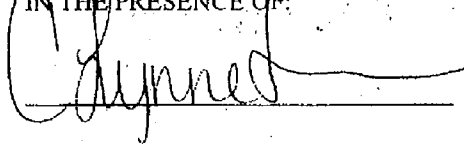
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said DEBRA S. BELL, her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said DEBRA S. BELL, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

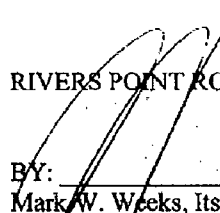
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 26th day of October, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Michael J. Feil

RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary


 MICHAEL S. BELL


 DEBRA S. BELL, Grantee

BK J 514 PG 436

COUNTY OF CHARLESTON

Cydney

Michelle Smith

COUNTY OF CHARLESTON

the other witness above named witnessed

Michelle Spitz

613

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 4-D in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-318

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

OK J 514PG438

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 21 Rivers Point Row, Unit 4-D
Charleston, SC 29412

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

October 26, 2004

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Debra S. Bell ON 10/26/04.
3. Check one of the following: The deed is:
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$94,900.00
 - (b) _____ The fee is computed on the fair market value of the realty, which is n/a
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$94,900.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$94,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

 Grantor, Grantee or Legal Representative
 Connected with this Transaction

SWORN to before me this
 10/26/04

Michael J. Fair
 Notary Public for South Carolina
 My Commission expires: 05-16-2012

Mark W. Weeks or Nancy K. Tracy
 Print or Type Name Here

RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER



MPJ 514PG440

Recording 11.00
Fee
State 247.00
Fee
County 104.50
Fee

Postage _____

Total 362.50

B

FILED

J 514-935

2004 OCT 29 PM 3:25

CLERK OF COURT
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP UMG

DATE 11/10/04

RECEIVED FROM RMC
PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

This Document is being rerecorded to
change the name of the Grantee to

ReRecord

J 540PG198

BKA

527PG250

Rickey S. Walters a/k/a R.S. Walters and Kathleen J. Walters

STATE OF SOUTH CAROLINA)

INDENTURE DEED)

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Two Thousand Nine Hundred and 00/100ths (\$92,900.00) Dollars, to it in hand paid at and before the sealing of these presents by R.S. WALTERS AND KATHLEEN J. WALTERS, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said R.S. WALTERS AND KATHLEEN J. WALTERS, BY MARK W. WEEKS, THEIR ATTORNEY IN FACT their heirs and/or assigns, the following described property, to-wit: **Rickey S. Walters a/k/a R.S. Walters and Kathleen J. Walters

SEE ATTACHED EXHIBIT "A"

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 **R.S. WALTERS AND KATHLEEN J. WALTERS **AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, their heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said **R.S. WALTERS AND KATHLEEN J. WALTERS, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

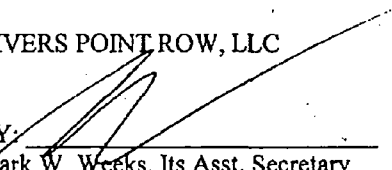
BKA 527PG251

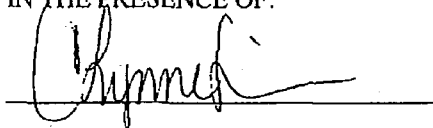
Re-Record
BK J 540PG199

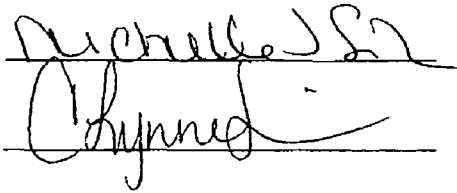
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 18th day of February in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

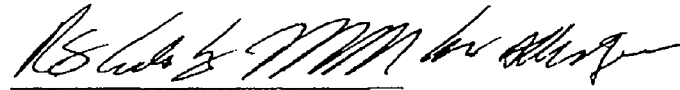
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

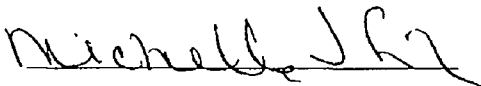
RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary






R.S. WALTERS BY MARK W. WEEKS, his
Attorney in Fact, Grantee

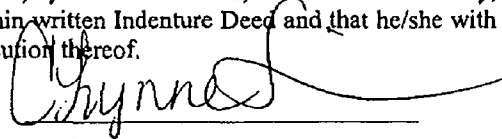



KATHLEEN J. WALTERS BY MARK W.
WEEKS, her Attorney in Fact, Grantee

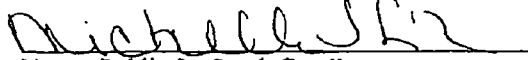
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 18th day of February, 2005.


Notary Public for South Carolina
My commission expires: 05-16-2012

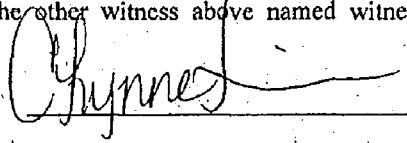
BKA 527PG252

Re-Record
BK J 540PG200

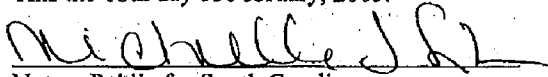
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named R.S. WALTERS AND KATHLEEN J. WALTERS BY MARK W. WEEKS, THEIR ATTORNEY IN FACT, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 18th day of February, 2005.



Notary Public for South Carolina

My commission expires: 05-16-2012

EXHIBIT "A"

Re Record
3X J 540PG201

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 16-B in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-340

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

Re-Record
BK 540PG203

BK A 527PG255

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
February 18, 2005

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO R.S. Walters and Kathleen J. Walters ON 02/18/05.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

SWORN to before me this
02/18/05

Richard J. Tracy
Notary Public for South Carolina
My Commission expires: 05-16-2012

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

Re-Record
J 540PG203

BKA 527PG255

STATE OF SOUTH CAROLINA

)
) AFFIDAVIT
)

Date of Transfer of Title
February 18, 2005

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO R.S. Walters and Kathleen J. Walters ON 02/18/05.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either Item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,900.00
(b) The fee is computed on the fair market value of the realty, which is n/a
(c) The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

SWORN to before me this
02/18/05

Richard S. [Signature]
Notary Public for South Carolina
My Commission expires: 05-16-2012

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

Re-Record
OK J 540PG204

OKA 527PG256



RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER

Re-Record

FILED

J 540-198

2005 JUN 10 PM 12:32

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

Recording

Fee 12.00

State Fee 241.80

County Fee 102.30

Postage

Total 356.10

X

FILED

A527-250

2005 FEB 25 PM 4:06

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

Recording
Fee

12.00

State
Fee

County
Fee

Postage

TOTAL

12.00

2C

RECEIVED FROM RMC

JUN 30 2005

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

**PID VERIFIED
BY ASSESSOR**

REP

DATE

3/14/05

RECEIVED FROM RMC

MAR 15 2005

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

TMS VERIFIED

BAC

DTD

6/30/05

(843) 958-4800

2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29402-0726

OK K 511PG857

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Nine Thousand Nine Hundred and 00/100ths (\$99,900.00) Dollars, to it in hand paid at and before the sealing of these presents by ELIZABETH C. OLIVEROS, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said ELIZABETH C. OLIVEROS, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

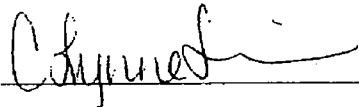
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

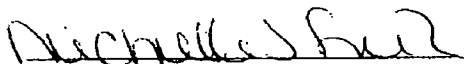
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said ELIZABETH C. OLIVEROS, her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said ELIZABETH C. OLIVEROS, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

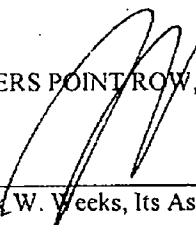
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 24th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:





RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

BK K 511PG858

Chynned

Elizabeth C. Oliveros
ELIZABETH C. OLIVEROS, Grantee

Michelle J. Hill

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Chynned

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of September, 2004.

Michelle J. Hill
Notary Public for South Carolina
My commission expires: 05-16-2012

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named ELIZABETH C. OLIVEROS, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Chynned

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of September, 2004.

Michelle J. Hill
Notary Public for South Carolina
My commission expires: 05-16-2012

BK K 511PG859

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 12-F in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004; and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001. and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-292

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK K 511PG860

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 60 Fenwick Allee
Box 159
Johns Island, SC 29455

STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

) AFFIDAVIT

September 24, 2004

COUNTY OF Charleston

)

BK K 511PG861

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Elizabeth C. Oliveros ON 09/24/04.
3. Check one of the following: The deed is:
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$99,900.00
 - (b) _____ The fee is computed on the fair market value of the realty, which is n/a
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$99,900.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$99,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

SWORN to before me this

09/24/04


Notary Public for South Carolina

My Commission expires: 05-16-2012

RECORDER'S PAGE

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the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

BK K 511PG862

Recording

Fee 11.00

State

Fee 260.00

County

Fee 110.00

Postage _____

TOTAL 381.00

A

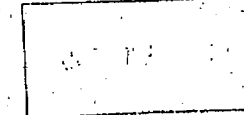
FILED
K511-857
2004 OCT -4 AM 8:47
CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 10/13/04

RECEIVED FROM RMC



PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK K 511PG863

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety-Two Thousand Five Hundred and 00/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by JAMES R. SAWERS, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, JAMES R. SAWERS, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 JAMES R. SAWERS, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JAMES R. SAWERS, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 24th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY Mark W. Weeks
Mark W. Weeks, Its Asst. Secretary

Lissa K. Farley

BK K 511PG864

Maria
Leresa K. Farley

James R. Sawers
JAMES R. SAWERS, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Maria

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of September, 2004.

Leresa K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JAMES R. SAWERS, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Maria

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of September, 2004.

Leresa K. Farley
Notary Public for South Carolina
My commission expires: 10-9-10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 10-H in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-278

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK K 511PG866

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: PO Box 70
Charleston, SC 29402-0070

STATE OF SOUTH CAROLINA

Date of Transfer of Title

AFFIDAVIT

September 24, 2004

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO James R. Sawers ON 09/24/04.
3. Check one of the following: The deed is:
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
 - (b) _____ The fee is computed on the fair market value of the realty, which is n/a
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$92,500.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
09/24/04

Notary Public for South Carolina
My Commission expires: 10/9/10

Grantor/Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

BK K 511 PG 868

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage _____

TOTAL 353.25

A

FILED

K 511-P63

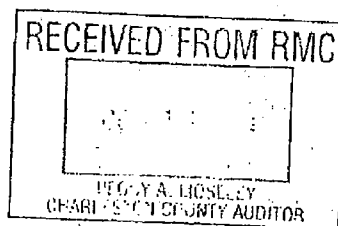
2004 OCT -4 AM 8:48

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP UNG

DATE 10/13/04



OK K 511PG869

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

)
)
)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety-Two Thousand Five Hundred and 00/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by JAMES R. SAWERS, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, JAMES R. SAWERS, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

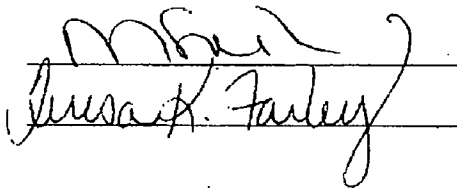
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JAMES R. SAWERS, his heirs and/or assigns, forever.

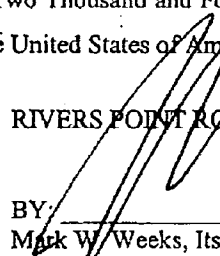
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JAMES R. SAWERS, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 24th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC


Susan K. Farley

BY 
Mark W. Weeks, Its Asst. Secretary

BK K 511PG870

MSW
James R. Sawers
JAMES R. SAWERS, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

MSW
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 4 day of September, 2004.

Theresa K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JAMES R. SAWERS, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

MSW
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 4 day of September, 2004.

Theresa K. Farley
Notary Public for South Carolina
My commission expires: 10-9-10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 10-G in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-277

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK K 511PG872

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS:

P.O. Box 70
Charleston, S.C. 29402-0070

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

OK K 511-5873
) Date of Transfer of Title
) AFFIDAVIT September 24, 2004
)

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO James R. Sawers ON 09/24/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
09/24/04

Messiah Farley
Notary Public for South Carolina
My Commission expires: 10/9/10

[Signature]
Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

BK K 511 PG 874

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage

TOTAL 353.25

A

FILED

K 511-869

2004 OCT -4 AM 8:48

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP UMG

DATE 10/13/04

RECEIVED FROM RMC

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK K511 PG 875

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Four Thousand Nine Hundred and 00/100ths (\$84,900.00) Dollars, to it in hand paid at and before the sealing of these presents by SHERRY A. PALOMBO, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said SHERRY A. PALOMBO, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

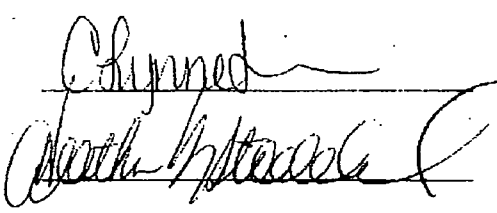
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said SHERRY A. PALOMBO, her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said SHERRY A. PALOMBO, her heirs and/or assigns, against it and its successors and/or assigns, and all persons, whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 24th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC



BY:

Mark W. Weeks, Its Asst. Secretary

Chynnes
Matthew H. Stodole

3X K 511PG876
✓ Sherry A. Palombo
SHERRY A. PALOMBO, Grantee

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Chynnes

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of September, 2004.

Matthew H. Stodole

Notary Public for South Carolina

My commission expires: ~~05-16-2009~~ 06-18-2009

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named SHERRY A. PALOMBO; sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Chynnes

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of September, 2004.

Matthew H. Stodole

Notary Public for South Carolina

My commission expires: ~~05-16-2012~~ 06-18-2009

BK K 511PG877

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 3-A in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-239

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK K 511P6878

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 237 Forest Trail
Isle of Palms, SC 29451

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

BK K 511PG879
) Date of Transfer of Title
) AFFIDAVIT September 24, 2004
)

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Sherry A. Palombo ON 09/24/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO x to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$84,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$84,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

SWORN to before me this

09/24/04

Notary Public for South Carolina

My Commission expires: 05-10-2012 06-18-2009

RECORDER'S PAGE

This page Must remain with
the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

BK K 511PG880

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage _____

TOTAL 325.50

A

FILED

K511-875

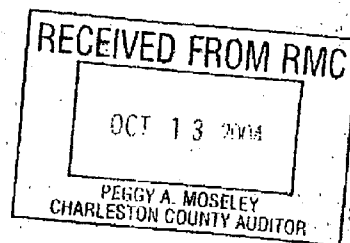
2004 OCT -4 AM 8:48

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 10/13/04



BK K 511 PG 881

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Two Thousand Five Hundred and 00/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by DYLAN DERBYSHIRE, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, DYLAN DERBYSHIRE, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

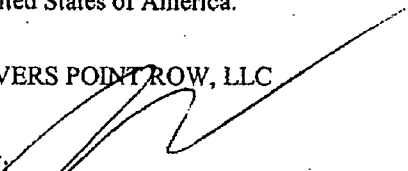
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said DYLAN DERBYSHIRE, his heirs and/or assigns, forever.

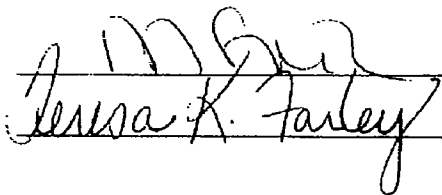
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said DYLAN DERBYSHIRE, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 27th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary


Teresa K. Farley

BK K 5118882

[Signature]
[Signature]
DYLAN DERBYSHIRE, Grantee

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 21st day of September, 2004.

[Signature]
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named DYLAN DERBYSHIRE, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 21st day of September, 2004.

[Signature]
Notary Public for South Carolina
My commission expires: 10-9-10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 9-A in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-263

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK K 511PG884

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit; his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 21 Rivers Point Row #9-A
Charleston, SC 29412

OK K 511 0000

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

September 27, 2004

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Dylan Derbyshire ON 09/27/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this

09/27/04

Notary Public for South Carolina

My Commission expires: 10/9/10

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy

Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



BK K 511PG886

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage

TOTAL 353.25

A

Davidson
Bennett
& Wigger
ATTORNEYS AT LAW

FILED

K 511-881

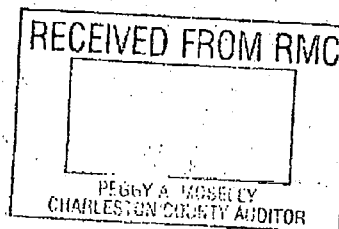
2004 OCT -4 AM 8:48

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 10/13/04



BK K 51196887

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Two Thousand Five Hundred and 00/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by MARGARET M. EASTMAN, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said MARGARET M. EASTMAN, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

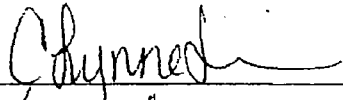
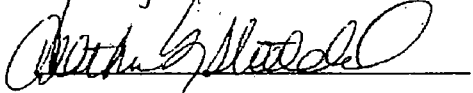
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said MARGARET M. EASTMAN, her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said MARGARET M. EASTMAN, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 24th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary

8K K 511PG888

Clynned
Mark W. Weeks

Margaret M. Eastman
MARGARET M. EASTMAN, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Clynned

SWORN TO AND SUBSCRIBED BEFORE ME,

This the 24th day of September, 2004.

Mark W. Weeks
Notary Public for South Carolina

My commission expires: ~~05-16-2012~~ 06-18-2009

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named MARGARET M. EASTMAN, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Clynned

SWORN TO AND SUBSCRIBED BEFORE ME,

This the 24th day of September, 2004.

Mark W. Weeks
Notary Public for South Carolina

My commission expires: ~~05-16-2012~~ 06-18-2009

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 8-H in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-262

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK K 511 PG 890

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: PO Box 213
Charleston, SC 29402

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
September 24, 2004

OK K 511 PG 891

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Margaret M. Eastman ON 09/24/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

SWORN to before me this

09/24/04

Mark W. Weeks
Notary Public for South Carolina

My Commission expires: ~~06-15-2011~~ 06-18-2009

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



BK K 511PG892

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage _____

TOTAL 353.25

A

Davidson
Bennett
& Wigger
ATTORNEYS AT LAW

FILED

K511-887

2004 OCT -4 AM 8:48

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 10/13/04

RECEIVED FROM RMC

OCT 13

PEGGY A. MORELEY
CHARLESTON COUNTY AUDITOR

BK K 511PG893

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty-Four Thousand Nine Hundred and 00/100ths (\$84,900.00) Dollars, to it in hand paid at and before the sealing of these presents by BRANDON M. ELEBY*, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, BRANDON M. ELEBY, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 BRANDON M. ELEBY, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said BRANDON M. ELEBY, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 27th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: Mark W. Weeks
Mark W. Weeks, Its Asst. Secretary

Brandon M. Eleby
Mark K. Farley

BK K 511PG894

[Signature]
Musa K. Farley

Brandon M. Eleby
BRANDON M. ELEBY, Grantee
AKA Brandon Eleby *

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 27th day of September, 2004.

[Signature]
Musa K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named BRANDON M. ELEBY, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 27th day of September, 2004.

[Signature]
Musa K. Farley
Notary Public for South Carolina
My commission expires: 10-9-10

BK K 511PG895

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 12-D in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-290

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK K 511PG896

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 999 Oakcrest Drive
Charleston, SC 29412-9394

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

BK K 511688

)
) AFFIDAVIT
)

Date of Transfer of Title
September 27, 2004

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Brandon M. Eleby ON 09/27/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$84,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$84,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
09/27/04

Mark W. Weeks
Notary Public for South Carolina
My Commission expires: 10/9/10

Nancy K. Tracy
Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

BK K 511PG898

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage

TOTAL 325.50

A

FILED

K 511-893

2004 OCT -4 AM 8:48

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP umg

DATE 10/13/04

RECEIVED FROM RMC

PEGGY A. MUSELEY
CHARLESTON COUNTY AUDITOR

BK K 512PG381

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Four Thousand Nine Hundred and 00/100ths (\$84,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JOHN A. VINCZE AND JOANNE VINCZE, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said JOHN A. VINCZE AND JOANNE VINCZE, their heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 JOHN A. VINCZE AND JOANNE VINCZE AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, their heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JOHN A. VINCZE AND JOANNE VINCZE, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

BK K 512PG382

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 6th day of October in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: [Signature]
Mark W. Weeks, Its Asst. Secretary

[Signature]
JOHN A. VINCZE BY JOANNE VINCZE, his
Attorney in Fact, Grantee

[Signature]
JOANNE VINCZE, Grantee

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

[Signature]
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 6th day of October, 2004.

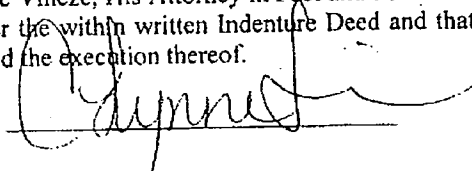
[Signature]
Notary Public for South Carolina
My commission expires: 05-16-2012

BK K 512PG383

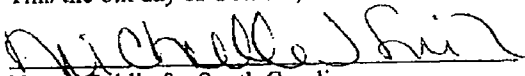
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JOHN A. VINCZE by Joanne Vincze, His Attorney in Fact and JOANNE VINCZE, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 6th day of October, 2004.



Notary Public for South Carolina

My commission expires: 05-16-2012

BK K 512PG384

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 14-E in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-305

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK K 512PG385

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 9 Randi Drive
Madison, CT 06443

STATE OF SOUTH CAROLINA

)
) AFFIDAVIT
)

Date of Transfer of Title
October 6, 2004

COUNTY OF Charleston

BK K 512PG386

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO John A. Vincze and Joanne Vincze ON 10/06/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$84,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$84,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

SWORN to before me this

10/06/04



Notary Public for South Carolina

My Commission expires: 05-16-2012

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



BK K 512PG387

Recording

Fee 12.00

State

Fee 221.00

County

Fee 93.50

Postage

TOTAL 326.50

A

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

FILED

K512-381

2004 OCT 12 PM 3:18

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP UMG

DATE 10/22/04

RECEIVED FROM RMC

OCT 22 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

SK L 499PG380

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Four Thousand Nine Hundred and 00/100ths (\$84,900.00) Dollars, to it in hand paid at and before the sealing of these presents by DOROTHY M. ROSS, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said DOROTHY M. ROSS, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

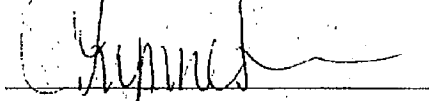
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said DOROTHY M. ROSS, her heirs and/or assigns, forever.

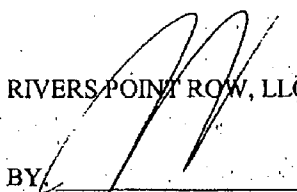
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said DOROTHY M. ROSS, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 16th day of June, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Eighth year of the Sovereignty of the United States of America.

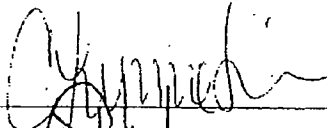
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

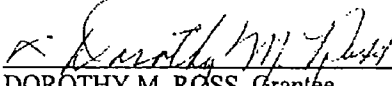
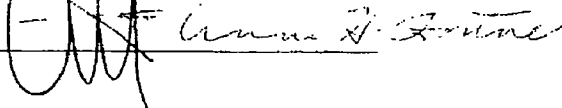

John H. Fortner

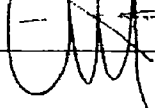
RIVERS POINT ROW, LLC

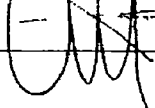
BY 
Mark W. Weeks, Its Asst. Secretary

EX L 4996381




DOROTHY M. ROSS, Grantee


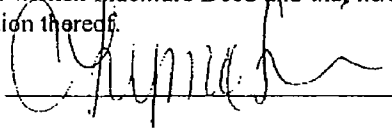


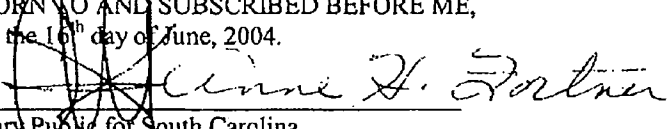


STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.


SWORN TO AND SUBSCRIBED BEFORE ME,
This the 16th day of June, 2004.

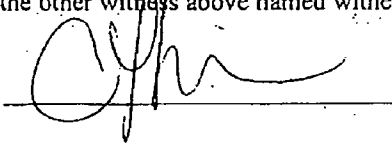


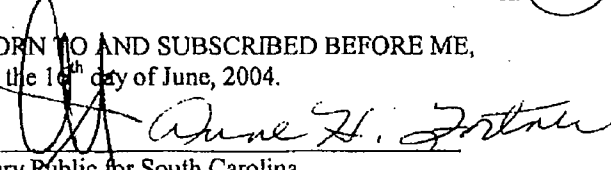
Notary Public for South Carolina
My commission expires: 01-27-2010

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named DOROTHY M. ROSS, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.


SWORN TO AND SUBSCRIBED BEFORE ME,
This the 16th day of June, 2004.



Notary Public for South Carolina
My commission expires: 01-27-2010
5-7-11

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 8-G in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-261

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 21 Rivers Point Row, Unit 8-G
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title

June 16, 2004

BK L 4996384

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Dorothy M. Ross ON 06/16/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$84,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$84,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
06/16/04

Notary Public for South Carolina
My Commission expires: 01-27-2010

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW



BK L 499PG385

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage _____

TOTAL 325.50

A

FILED

L499-380

2004 JUN 22 PM 4:31

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 6/24/04

RECEIVED FROM RMC

JUN 25 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK L 51026045

STATE OF SOUTH CAROLINA)

INDENTURE DEED

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Four Thousand Nine Hundred and 00/100ths (\$84,900.00) Dollars, to it in hand paid at and before the sealing of these presents by KELLY G. ROARK, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said KELLY G. ROARK, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

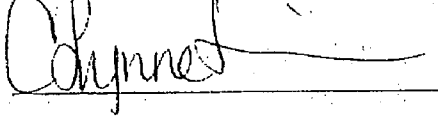
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said KELLY G. ROARK, her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said KELLY G. ROARK, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

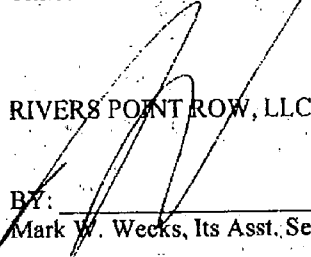
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 17th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



RIVERS POINT ROW, LLC

BY:


Mark W. Weeks, Its Asst. Secretary



Chynnel Kelly G. Roark BK L 510PG046
KELLY G. ROARK, Grantee
Nichelle Seitz

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Chynnel
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 17th day of September, 2004.

Nichelle Seitz
Notary Public for South Carolina
My commission expires: 05-16-2012

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named KELLY G. ROARK, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Chynnel
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 17th day of September, 2004.

Nichelle Seitz
Notary Public for South Carolina
My commission expires: 05-16-2012

BK L 510PG047

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 3-B in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-240

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK L 510PG048

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 1559 Terns West Road
Charleston, SC 29412

DK L 5102049

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title

September 17, 2004

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Kelly G. Roark ON 09/17/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$84,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$84,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

SWORN to before me this

09/17/04

Michael C. Butler
Notary Public for South Carolina

My Commission expires: 05-18-2012

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



inf
**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

BK L 510PG050

Recording

Fee 11.10

State

Fee 221.00

County

Fee 93.50

Postage _____

TOTAL 325.50

A

FILED

L 510-45

2004 SEP 24 PM 12:10

CLERK OF COURT
F. B. J.
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LONG

DATE 10/14/04

RECEIVED FROM RMC

OCT - 4 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK L 511PG001

STATE OF SOUTH CAROLINA)

INDENTURE DEED

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Four Thousand Nine Hundred and 00/100ths (\$94,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JOSEPH M. KAVANAGH, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said JOSEPH M. KAVANAGH, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

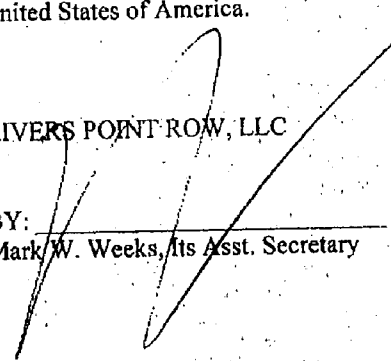
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JOSEPH M. KAVANAGH, his heirs and/or assigns, forever.

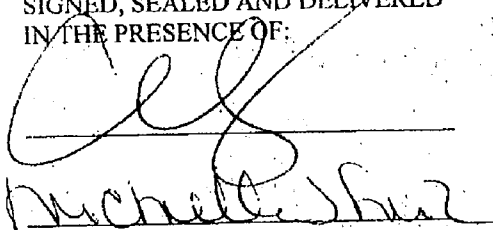
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JOSEPH M. KAVANAGH, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 28th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

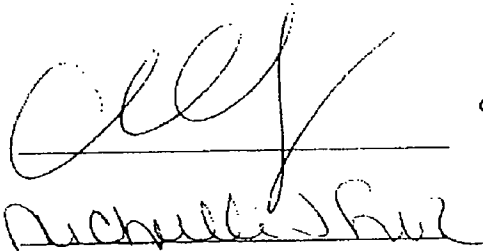
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

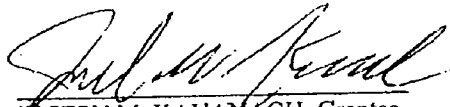
BY: 
Mark W. Weeks, Its Asst. Secretary


Michael Shur

BK L 511PG002



Michelle J. Hur



JOSEPH M. KAVANAGH, Grantee

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 28th day of September, 2004.

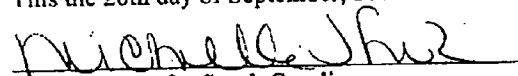


Notary Public for South Carolina
My commission expires: 05-16-2012

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JOSEPH M. KAVANAGH, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 28th day of September, 2004.



Notary Public for South Carolina
My commission expires: 05-16-2012

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 16-D in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-342

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

9K L 511PG004

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 891 Farm Quarter Road
Mount Pleasant, SC 29464

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

BK L 511P6005

Date of Transfer of Title
September 28, 2004

)
) AFFIDAVIT
)

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Joseph M. Kavanagh ON 09/28/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$94,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$94,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$94,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

SWORN to before me this

09/28/04

Michael J. Hester
Notary Public for South Carolina
My Commission expires: 05-16-2012

BK L 511PG006

RECORDER'S PAGE

This page Must remain with
the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

Recording Fee 11.00
State Fee 247.00
County Fee 104.50
Postage _____
TOTAL 362.50

A

FILED

L 511-001

2004 OCT -4 AM 8:40

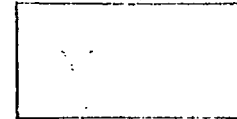
CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 10/13/04

RECEIVED FROM RMC



PEGGY A. MOSLEY
CHARLESTON COUNTY AUDITOR

BK L 51176007

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Four Thousand Nine Hundred and 00/100ths (\$94,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JOSEPH M. KAVANAGH, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said JOSEPH M. KAVANAGH, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 JOSEPH M. KAVANAGH, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JOSEPH M. KAVANAGH, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

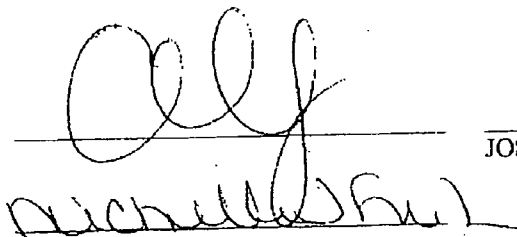
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 28th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

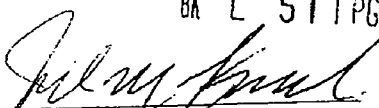
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: _____
Mark W. Weeks, Its Asst. Secretary

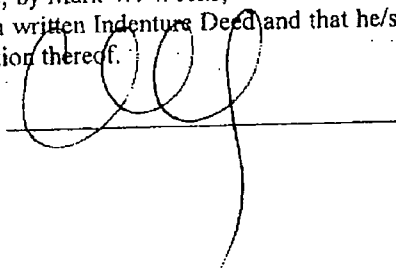
Richard L. Smith



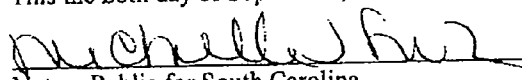
BK L 511PG008

JOSEPH M. KAVANAGH, Grantee

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

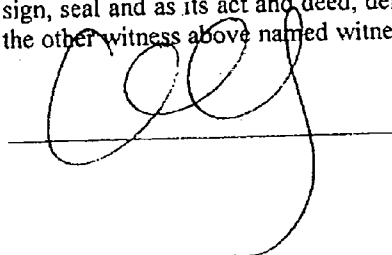


SWORN TO AND SUBSCRIBED BEFORE ME,
This the 28th day of September, 2004.

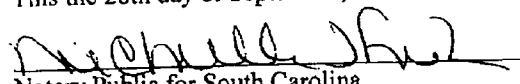

Notary Public for South Carolina
My commission expires: 05-16-2012

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JOSEPH M. KAVANAGH, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 28th day of September, 2004.


Notary Public for South Carolina
My commission expires: 05-16-2012

BK L 51196009

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 16-F in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-344

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK L 511PG010

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 891 Farm Quarter Road
Mount Pleasant, SC 29464

BK L 511:54 1

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

September 28, 2004

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Joseph M. Kavanagh ON 09/28/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a _____) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$94,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$94,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$94,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

SWORN to before me this
09/28/04

Edward K. Farley
Notary Public for South Carolina

My Commission expires: 05-16-2012

10-9-70

RECORDER'S PAGE

This page Must remain with
the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

BK L 511PG012

Recording _____
Fee 11.00
State _____
Fee 247.00
County _____
Fee 104.50
Postage _____
TOTAL 362.50
A

FILED

L 511-007

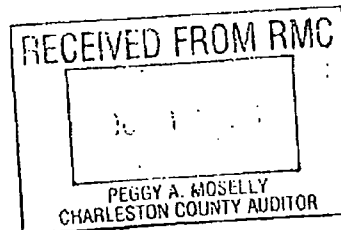
2004 OCT -4 AM 8:42

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP umG

DATE 10/03/04



BN L 517PG710

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty-Nine Thousand Nine Hundred and 00/100ths (\$89,900.00) Dollars, to it in hand paid at and before the sealing of these presents by STACEY A. BARRINGTON ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, STACEY A. BARRINGTON, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

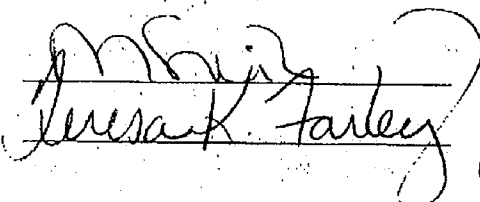
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said STACEY A. BARRINGTON, her heirs and/or assigns, forever.

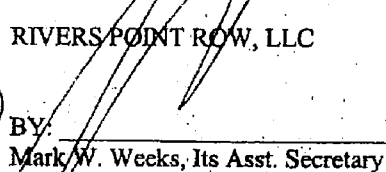
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said STACEY A. BARRINGTON, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 24th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

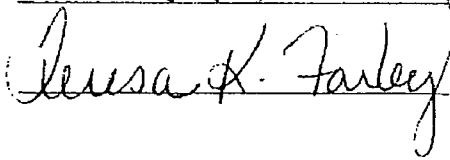
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC


Teresa K. Farley

BY: 
Mark W. Weeks, Its Asst. Secretary

BK L 517PG711

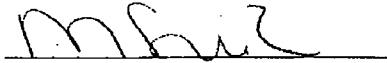




STACEY A. BARRINGTON, Grantee

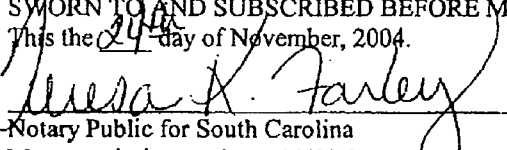
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



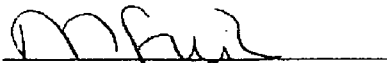
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of November, 2004.


Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named STACEY A. BARRINGTON, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of November, 2004.

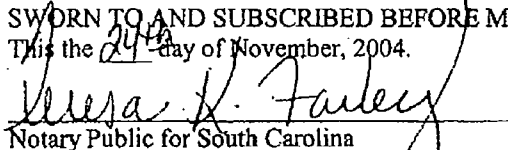

Notary Public for South Carolina
My commission expires: 10-9-10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 18-G in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-313

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 21 Rivers Pt Row Unit 18-G
Charleston, SC 29412

BK L 517PG714

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

November 24, 2004

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Stacey A. Barrington ON 11/24/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$89,900.00
(b) The fee is computed on the fair market value of the realty, which is n/a
(c) The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$89,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$89,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
11/24/04

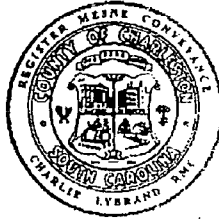
Maria K. Farley
Notary Public for South Carolina
My Commission expires: 10/9/10

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

BK L 517PG715

Recording

Fee 11.00

State Fee 234.00

County Fee 99.00

Postage _____

TOTAL 344.00

C

FILED

L517-710

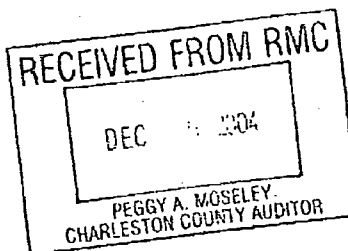
2004 NOV 30 PH 4: 26

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP JPS

DATE 12/8/04



BK L 517PG716

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety-Two Thousand Five Hundred and 00/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by JOSEPH E. JENKINS, JR. ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, JOSEPH E. JENKINS, JR., his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 JOSEPH E. JENKINS, JR., his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JOSEPH E. JENKINS, JR., his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 19th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary

Joseph E. Jenkins, Jr. *Joseph E. Jenkins, Jr.* **EX L 517PG717**
Joseph E. Jenkins, Jr. JOSEPH E. JENKINS, JR., Grantee

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Dany K. Inae
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 19th day of November, 2004.
Musack Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JOSEPH E. JENKINS, JR., sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Dany K. Inae
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 19th day of November, 2004.
Musack Farley
Notary Public for South Carolina
My commission expires: 10-9-10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 10-F in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-276

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 802 Piccadilly Circle
Charleston, SC
29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
November 19, 2004

BK L 517PG720

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Joseph E. Jenkins, Jr. ON 11/19/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$92,500.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$92,500.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,500.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this

11/19/04

Mark W. Weeks
Notary Public for South Carolina
My Commission expires: 10/9/10

Nancy K. Tracy
Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.

DAVIDSON
BENNETT &
WIGGER



BK L 517PG721

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage

TOTAL 353.25C

FILED

L517-716
2004 NOV 30 PM 4: 29

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP J.D.S.

DATE 12/8/04

RECEIVED FROM RMC

DEC 9 2004

PEGGY A. MOSFLEY
CHARLESTON COUNTY AUDITOR

BK L 517PG722

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty-Nine Thousand Nine Hundred and 00/100ths (\$89,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JAMES LAWSON and LYNN LAWSON, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, JAMES LAWSON and LYNN LAWSON, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common, their heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

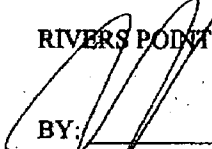
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JAMES LAWSON and LYNN LAWSON, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common, their heirs and/or assigns, forever.

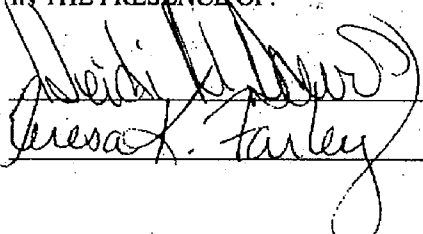
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JAMES LAWSON and LYNN LAWSON, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 18th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

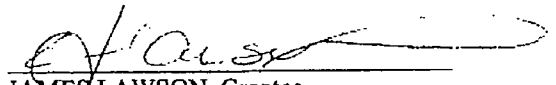
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary


Teresa K. Farley



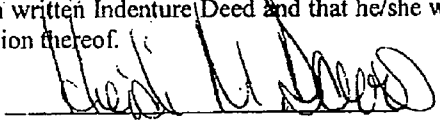
JAMES LAWSON, Grantee


LYNN LAWSON, Grantee

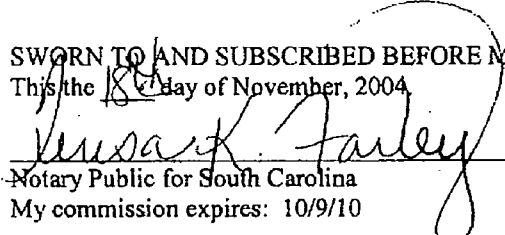
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 18th day of November, 2004.

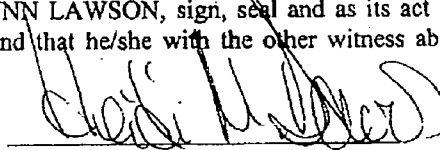


Notary Public for South Carolina
My commission expires: 10/9/10

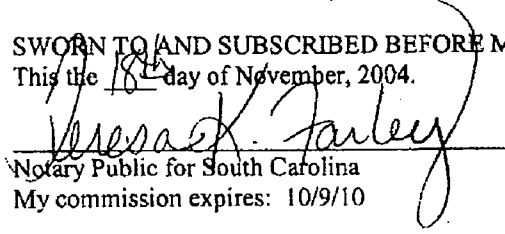
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JAMES LAWSON and LYNN LAWSON, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 18th day of November, 2004.



Notary Public for South Carolina
My commission expires: 10/9/10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 11-B in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-280.

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 1102 Sea Eagle Watch
Charleston, SC 29412

BK L 517PG726

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) **AFFIDAVIT**
)

Date of Transfer of Title
November 18, 2004

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO James Lawson and Lynn Lawson ON 11/18/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a. If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$89,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$89,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$89,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
11/18/04

Theresa K. Farley
Notary Public for South Carolina
My Commission expires: 10/9/10

[Signature]

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy

Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



BK L 517PG727

Recording

Fee 11.00

State

Fee 234.00

County

Fee 99.00

Postage _____

TOTAL 344.00

C

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

FILED

L517-722

2004 NOV 30 PM 4:17

CHARLESTON COUNTY
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP P. D. S.

DATE 12/8/04

RECEIVED FROM RMC
DEC 9 2004
PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK L 518PG865

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Ninety Four Thousand Nine Hundred and 00/100ths (\$94,900.00) Dollars, to it in hand paid at and before the sealing of these presents by STEPHEN SLAUGHTER, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said STEPHEN SLAUGHTER, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 STEPHEN SLAUGHTER, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said STEPHEN SLAUGHTER, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 3rd day of December, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary

[Handwritten signature]

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

LC, by Mark W. Weeks, Its Assistant Secretary,
 herein writer, Indenture Deed and that he/she with
 cution thereof.

[Handwritten signature]

Michelle Shin
Notary Public for South Carolina
My commission expires: 05-16-2012

undersigned witness and made oath that
by Patricia Wolfe, His Attorney in Fact
written Indenture Deed and that he/she v
n thereof.

Notary Public for South Carolina
My commission expires: 11/2/8

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 4-A in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-315

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 21 Rivers Point Row, Unit #4-A
Charleston, SC 29412

BK L 518PG869

STATE OF SOUTH CAROLINA)

Date of Transfer of Title

) AFFIDAVIT

December 3, 2004

COUNTY OF Charleston)

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Stephen Slaughter ON 12/03/04.
3. Check one of the following: The deed is:
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$94,900.00
 - (b) _____ The fee is computed on the fair market value of the realty, which is n/a
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$94,900.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$94,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

Stephen Slaughter by Patricia Wolfe his atty in fact
 Grantor, Grantee or Legal Representative
 Connected with this Transaction

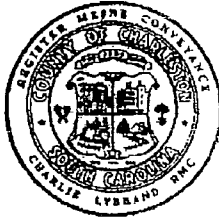
SWORN to before me this
 12/03/04

Notary Public for South Carolina
 My Commission expires: 11/2/08

Stephen Slaughter by Patricia Wolfe
 Print or Type Name Here his atty in fact

RECORDER'S PAGE

This page Must remain with
the original document.



BLUESTEIN & BULFORD
PO BOX 31443
CHARLESTON, SC 29417

BK L 518PG870

Recording

Fee 11.00

State

Fee 247.00

County

Fee 104.50

Postage

TOTAL 362.50

A

FILED

L518-865

2004 DEC -7 PM 4:16

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP JDS

DATE 12/16/04

RECEIVED FROM RMC

DEC 16 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

PK M 504 PG 844

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Nine Thousand Nine Hundred and 00/100ths (\$89,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JACQUELINE BROOKE GLOVER, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said JACQUELINE BROOKE GLOVER, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

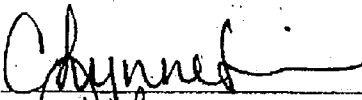
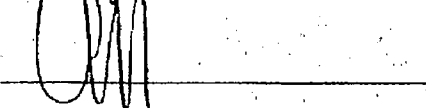
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JACQUELINE BROOKE GLOVER, her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JACQUELINE BROOKE GLOVER, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

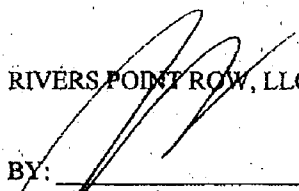
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 30th day of July, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Eighth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:


Mark W. Weeks, Its Asst. Secretary

Don K Caruso Jacqueline Brooke Glover
JACQUELINE BROOKE GLOVER, Grantee
Fred O HB

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Chymned

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 30th day of July, 2004.

AM
Notary Public for South Carolina
My commission expires: 01-27-2010

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JACQUELINE BROOKE GLOVER, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Don K Caruso

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 30th day of July, 2004.

Fred O HB
Notary Public for South Carolina
My commission expires: 2/28/05

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 18-F in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-312

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flucs, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 21 Rivers Point Row, Unit 18-F
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
July 30, 2004

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says **CK M 50496848**

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC and TO Jacqueline Brooke Glover and ON 07/30/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip Items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$89,900.00
(b) The fee is computed on the fair market value of the realty, which is n/a
(c) The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$89,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$89,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
07/30/04

Notary Public for South Carolina
My Commission expires: 01-27-2010

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page must remain with
the Original Document

Frederick H. Brown
350 Folly Road
Charleston, SC 29412



OK M 504PG849

Recording
Fee 11.00

State
Fee 234.00

County
Fee 99.00

Postage _____

Total 344.00 B

FILED

M 504-844

2004 AUG -4 AM 9:01

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 8/12/04

RECEIVED FROM RMC

AUG 12 2004

PEGGY A. MOSLEY
CHARLESTON COUNTY RECORDER

STATE OF SOUTH CAROLINA)

) INDENTURE DEED

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Four Thousand Nine Hundred and 00/100ths (\$84,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JULIA A. DUMARS and ANTON J. DUMARS, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said JULIA A. DUMARS and ANTON J. DUMARS, their heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

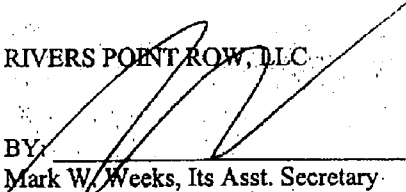
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JULIA A. DUMARS and ANTON J. DUMARS, their heirs and/or assigns, forever.

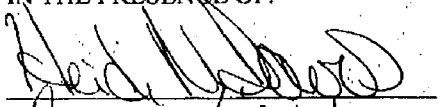
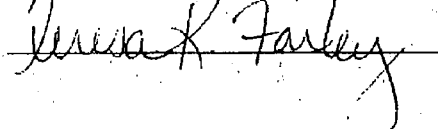
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JULIA A. DUMARS and ANTON J. DUMARS, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 26th day of August, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

BK M 506PG699

Jim West
Rhonda R. Jasty

Julia A. Dumars
JULIA A. DUMARS, Grantee
Anton J. Dumars
ANTON J. DUMARS, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Heidi M. Wood

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 16th day of August, 2004.

Christina K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JULIA A. DUMARS and ANTON J. DUMARS, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Jim West

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 20 day of August, 2004.

Rhonda R. Jasty
Notary Public for South Carolina
My commission expires: 12/16/2012

BK M 506 PG 700

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 18D in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-310

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK M 506PG701

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: P.O. Box 442
Folly Beach, SC 29439

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

August 20, 2004

COUNTY OF Charleston

) BK M 506PG 70-2

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Julia A. DuMars and Anton J. DuMars ON 08/20/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a if exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$84,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$84,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
08/20/04

Notary Public for South Carolina
My Commission expires: 10/9/10

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page must remain with
the Original Document



BK M 506PG703

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage _____

Total 325.50

A

Mc Nam Law Firm

LS
OK

FILED

M506-698

2004 AUG 20 AM 11:43

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG
DATE 8/30/04

RECEIVED FROM RMC

AUG 30 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK M 506PG710

STATE OF SOUTH CAROLINA)

) INDENTURE DEED

COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty ^{Seven} ~~Four~~ Thousand ^{Four} ~~Nine~~ Hundred and ^{Forty-Seven} ~~00~~ ⁰⁰/₁₀₀ths ~~\$87,447.00~~ (\$87,447.00) Dollars, to it in hand paid at and before the sealing of these presents by CARY L. SHIPSTEDT, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said CARY L. SHIPSTEDT, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 CARY L. SHIPSTEDT, her heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said CARY L. SHIPSTEDT, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

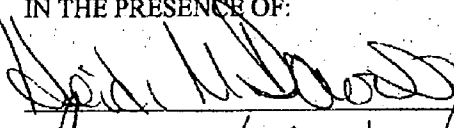
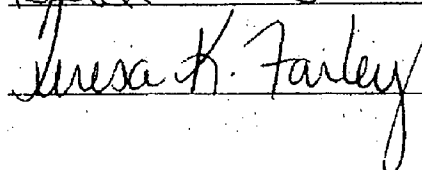
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 30th day of July, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Eighth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mary W. Weeks, Its Asst. Secretary

BK M 506 PG 711

Heidi M. Davis
Jeresa K. Farley

Cary L. Shipstedt
CARY L. SHIPSTEDT, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Heidi M. Davis

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 30th day of July, 2004.

Jeresa K. Farley
Notary Public for South Carolina
My commission expires: 01-27-2010

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named CARY L. SHIPSTEDT, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Heidi M. Davis

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 30th day of July, 2004.

Jeresa K. Farley
Notary Public for South Carolina
My commission expires: 01-27-2010

BK M 506PG712

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 12-A in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-287

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 21 Rivers Point Row, Unit 12-A
Charleston, SC 29412

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

August 13, 2004

COUNTY OF Charleston

BK M 506PG714

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Cary L. Shipstedt ON 08/13/04.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$87,447.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$87,447.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$87,447.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
08/13/04

Veronica K. Farley
Notary Public for South Carolina
My Commission expires: 10/9/10

Grantor, Grantee or Legal Representative
Connected with this Transaction

Mark W. Weeks or Nancy K. Tracy
Print or Type Name Here

RECORDER'S PAGE

This page Must remain with
the original document.



BK M 506PG715

Recording

Fee 11.00

State

Fee 227.50

County

Fee 96.25

Postage _____

TOTAL 334.75

C

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

15
A/V

FILED

M506-710

2004 AUG 20 PM 3:58

REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP UMG

DATE 8/30/04

RECEIVED FROM RMC

2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BX N 521PG233

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty Four Thousand Nine Hundred and 00/100ths (\$84,900.00) Dollars, to it in hand paid at and before the sealing of these presents by RONALD E. ACIERNO, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said RONALD E. ACIERNO, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

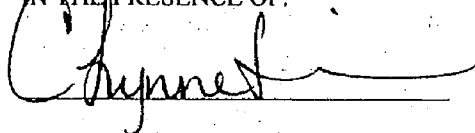
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said RONALD E. ACIERNO, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said RONALD E. ACIERNO, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

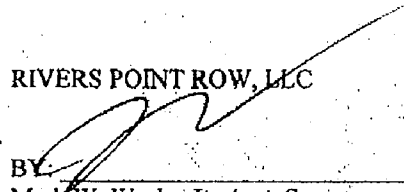
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 4th day of January, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:





RIVERS POINT ROW, LLC

BY 
Mark W. Weeks, Its Asst. Secretary

BK N 521PG234

LeRoy S Hutchinson
Jim West

Ronald E. Acierno
RONALD E. ACIERNO, Grantee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Chynnes

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 4th day of January, 2005.

Nichelle S. Sil
Notary Public for South Carolina
My commission expires: 05-16-2012

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RONALD E. ACIERNO, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

LeRoy S Hutchinson

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 4th day of January, 2005.

Barbara L. Perry
Notary Public for South Carolina
My commission expires: 1-16-2006

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 11-A in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-279

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

BK N 521 PG 236

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for Charleston County.

GRANTEE'S ADDRESS: 2505 Watercrest Lane
Johns Island, SC 29455

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title

January 4, 2006

N 521PG237

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Ronald E. Aclerno ON 01/04/05.
3. Check one of the following: The deed is:
(a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,900.00
(b) _____ The fee is computed on the fair market value of the realty, which is n/a.
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
(a) \$84,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$84,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

SWORN to before me this
01/04/05

[Signature]
Notary Public for South Carolina

My Commission expires: 1-16-2006

[Signature]
Grantor, Grantee or Legal Representative
Connected with this Transaction

LEROY D HUTCHINSON

Print or Type Name Here

OK N 521 PG238

RECORDER'S PAGE

This page Must remain with
the original document.



ROY HUTCHINSON
147 Wappoo Creek Drive #202
Charleston, SC 29412

Recording 11.00
Fee
State 291.00
Fee
County 93.50
Fee

Postage _____

TOTAL 325.50 B

IT
20

FILED

N521-233

2005 JAN -5 AM 8:38

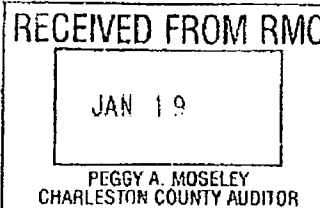
CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP [Signature]

DATE 1/19/05

TMS#
310-02-00-279



STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

INDENTURE DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVERS POINT ROW, LLC ("Grantor"), a South Carolina limited liability company, in the State aforesaid, County aforesaid, for and in consideration of the sum of Eighty-Eight Thousand Nine Hundred and 00/100ths (\$88,900.00) Dollars, to it in hand paid at and before the sealing of these presents by ANDREW A. KOGUT, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, ANDREW A. KOGUT, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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 ANDREW A. KOGUT, his heirs and/or assigns, forever.

AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said ANDREW A. KOGUT, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 24th day of May, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary

Lauren S. Jones
Jessica K. Farley

BK N 538PG763

Karen S Jones

Andrew A. Kogut by
Dane H. Gray his attorney
in fact
ANDREW A KOGUT, Grantee

Jessica K. Farley

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RIVERS POINT ROW, LLC, by Mark W. Weeks, Its Assistant Secretary, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Karen S Jones

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of May, 2005.

Jessica K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named ANDREW A. KOGUT, sign, seal and as its act and deed, deliver the within written Indenture Deed and that he/she with the other witness above named witnessed the execution thereof.

Karen S Jones

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 24th day of May, 2005.

Jessica K. Farley
Notary Public for South Carolina
My commission expires: 10/9/10

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 15-D in RIVERS POINT ROW Horizontal Property Regime as shown on the plans and specifications attached to The Master Deed Establishing the RIVERS POINT ROW Horizontal Property Regime, dated May 4, 2004, and recorded in the RMC Office for Charleston County, SC, in Book G493, at Page 001 and as amended in the First Amendment to Master Deed recorded in Book R495, at Page 385, and as may be amended later from time to time; Together with the undivided percentage interest in the General Common Elements of the property described in said Master Deed appurtenant thereto.

BEING a portion of the same property conveyed to the Grantor herein by Deed of Intercontinental Fund III Rivers Point SC, LLC, a Massachusetts Limited Liability dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-358

Said unit is conveyed together with:

1. An undivided percentage in the common elements and facilities of the Property as described in the Master Deed and its exhibits.
2. The rights and easement in common with the other unit owners, all as described in the Master Deed, the Exhibits attached thereto, and any amendments thereto.

This conveyance is made subject to the following:

1. Easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements and limited common elements on the Unit, now existing or which may come into existence hereafter as a result of settling or shifting of the Unit or of any adjoining unit or of the common elements and limited common elements, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and limited common elements made by or with the consent of the association.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements located in the Unit or elsewhere on the Property and serving such other units.

3. The provisions of the Master Deed, and the Exhibits attached thereto, recorded, simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instruments recorded in the RMC Office for Charleston County, S.C., which provisions, together with any amendments thereto, shall constitute covenants running with the land shall bind any person having at any time any interest or estate in the Unit, his heirs and assigns, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
4. By subscription to and acceptance of this Indenture Deed, the Grantee hereby expressly assumes and agrees to comply with the provisions of the Master Deed and the Exhibits attached thereto, as the same may be amended from time to time.
5. All other covenants, conditions, restrictions and easements of record which may affect the Unit.
6. Zoning Ordinances for the County of Charleston.

GRANTEE'S ADDRESS: 6540 Hayvenhurst Ave #5
Lake Balboa, CA 94406

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

May 24, 2005

COUNTY OF Charleston

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Rivers Point Row, LLC TO Andrew A. Kogut ON 05/24/05.
3. Check one of the following: The deed is:
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item #7 of this affidavit.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$88,900.00
 - (b) _____ The fee is computed on the fair market value of the realty, which is n/a
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$88,900.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$88,900.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as closing attorney.
8. I understand that a person required to furnish this affidavit who willfully 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.

 Grantor, Grantee or Legal Representative
 Connected with this Transaction

 Mark W. Weeks or Nancy K. Tracy
 Print or Type Name Here

SWORN to before me this
 05/24/05

 Notary Public for South Carolina
 My Commission expires: 10/09/10