

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

RECEIVED

APR 17 2013

SC Court of Appeals

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 IV

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 IV

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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

OK M 538PG767



RECORDER'S PAGE

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the Original Document

DAVIDSON
BENNETT &
WIGGER

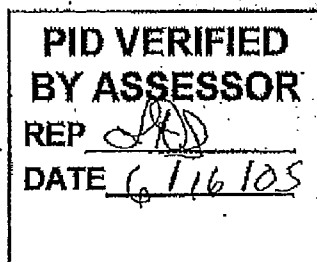
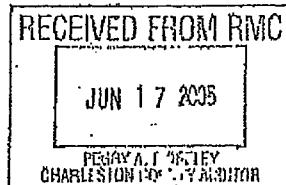
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Fee
State 231.40
Fee
County 97.90
Fee

Postage
Total 340.30

FILED

N538-762
2005 MAY 27 PM 3:15

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC



AK N 538PG768

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 **DEANNA A. BAKER**, ("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 **DEANNA A. BAKER**, 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 **DEANNA A. BAKER**, 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 **DEANNA A. BAKER**, 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.

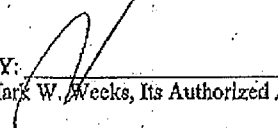
BK N 538PG769

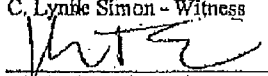
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 24th day of May, in the year of our Lord Two Thousand and Five and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC
A South Carolina Limited Liability Company


C. Lynne Simon - Witness

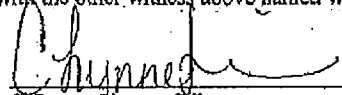
BY: 
Mark W. Weeks, Its Authorized Agent


Kimberly T. Easterling - Witness

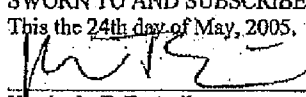
STATE OF SOUTH CAROLINA)

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 24th day of May, 2005.

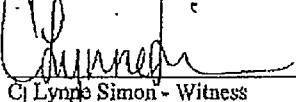

Kimberly T. Easterling
Notary Public for South Carolina
My commission expires: October 30, 2013

BK N 538PG770

IN WITNESS WHEREOF Grantee 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:


C. Lynne Simon - Witness

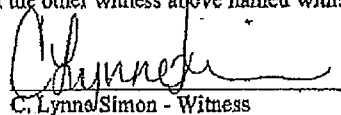

DEANNA A. BAKER, Grantee


Kimberly T. Easterling - Witness

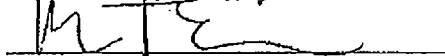
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named DEANNA A. BAKER, 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 24th day of May, 2005.


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

EX N 538PG771

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 1-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, a Massachusetts Limited Liability, said Deed being dated May 3, 2004 and recorded in the RMC Office for Charleston County, SC, in Book F493, at Page 759.

TMS#: 425-07-00-352

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 N 538Pg772

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 #1-F
Charleston, SC 29412

OK N 538PG773

STATE OF SOUTH CAROLINA

)
) AFFIDAVIT
)

Date of Transfer of Title
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 DeAnna A. Baker 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 \$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
Print or Type Name Here

SWORN to before me this
05/24/05

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

RECORDER'S PAGE

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the Original Document

DAVIDSON
BENNETT &
WIGGER



BK N 538PG774

Recording Fee 13.00
State Fee 334.00
County Fee 99.00

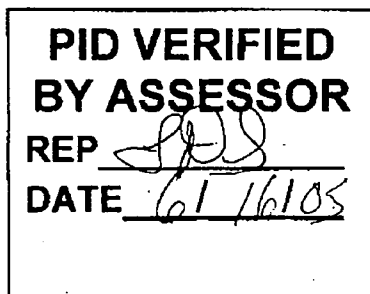
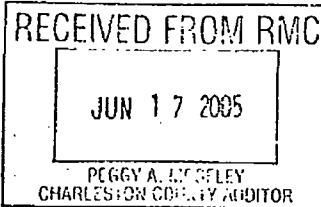
Postage _____
Total 345.00

B

FILED

N538-768
2005 MAY 27 PM 3:18

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC



BK 0 513PG610

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 HEATHER M. BAKER ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, HEATHER M. BAKER, 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 HEATHER M. BAKER, 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 HEATHER M. BAKER, 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.

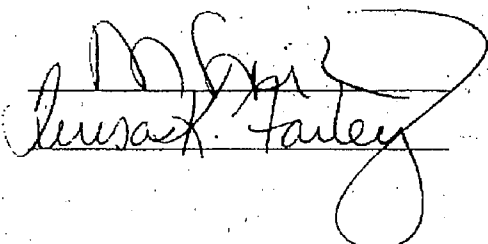
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 14th day of October, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary



Mhuir
Versa K. Farley

HE 0 51396611
Heather M. Baker
HEATHER M. BAKER, 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.

Mhuir
SWORN TO AND SUBSCRIBED BEFORE ME,

This the 14 day of October, 2004.

Versa 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 HEATHER M. BAKER, 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.

Mhuir
SWORN TO AND SUBSCRIBED BEFORE ME,

This the 14 day of October, 2004.

Versa 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 8-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#: 425-07-00-255

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 0 513PG613

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 #8A
Charleston, SC 29412

STATE OF SOUTH CAROLINA

)
) AFFIDAVIT
)

Date of Transfer of Title

October 14, 2004

COUNTY OF Charleston

BK 0 513PG614

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 Heather M. Baker ON 10/14/04.
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
10/14/04

Deborah K. Fairley
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

BK 0 513PG615



RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage _____

Total 325.50

C

FILED

0513-610

2004 OCT 22 PH 3: 35

LYBRAND
REGISTER
CHARLESTON COUNTY SC

PID VERIFIED BY ASSESSOR
REP <u>WMG</u>
DATE <u>11/2/04</u>

RECEIVED FROM RMC
NOV 3 2004
PEGGY A. MOSELEY CHARLESTON COUNTY AUDITOR

BK 0 515PG676

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 LAURA J. LEONARD AND STEVE LEONARD, ("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 LAURA J. LEONARD AND STEVE LEONARD, 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 LAURA J. LEONARD AND STEVE LEONARD 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 LAURA J. LEONARD AND STEVE LEONARD, 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 0 515PG677

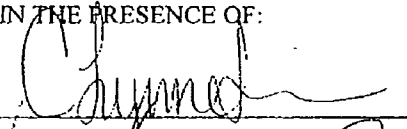
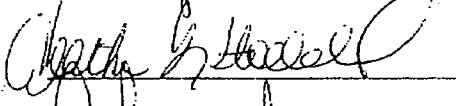
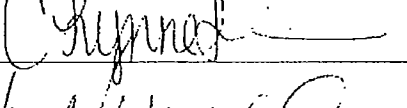
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 4th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

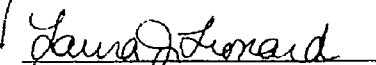
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary



LAURA J. LEONARD, Grantee


STEVE LEONARD, Grantee

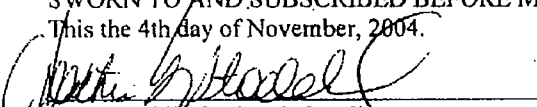
STATE OF SOUTH CAROLINA)

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 4th day of November, 2004.

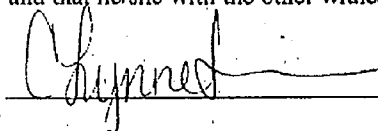

Notary Public for South Carolina

My commission expires: 06-18-2012

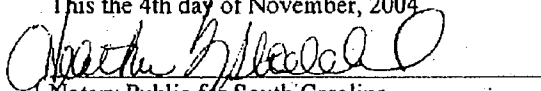
STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

8K 0 515PG678

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named LAURA J. LEONARD AND STEVE LEONARD, 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 November, 2004



Notary Public for South Carolina
My commission expires: 06-18-2009

BK 0 515PG679

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 6-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#: 425-07-00-335

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 0 515PG680

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 #6-E
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
) BK 0 515PG681

Date of Transfer of Title
November 4, 2004

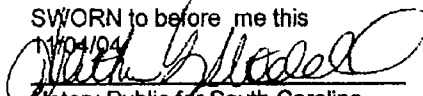
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

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 Laura J. Leonard and Steve Leonard ON 11/04/04.
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

11/04/04


Notary Public for South Carolina

My Commission expires: 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 0 515PG682

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

Recording
Fee 12.00
State
Fee 247.00
County
Fee 104.50
Postage _____
TOTAL 363.50

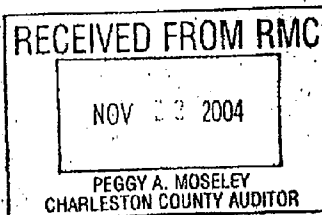
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FILED

0515-676

2004 NOV -9 PM 4:19

LIBRARIAN
REGISTER
CHARLESTON COUNTY SC



**PID VERIFIED
BY ASSESSOR**

REP LOG
DATE 11/23/04

BK 0 515PG683

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 Eight Thousand Nine Hundred and 00/100ths (\$98,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JEFFREY R. COREY, ("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 R. COREY, 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.

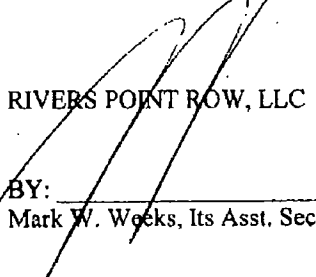
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JEFFREY R. COREY, his heirs and/or assigns, forever.

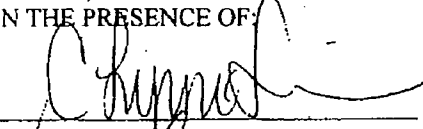
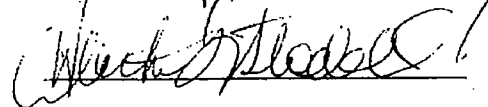
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JEFFREY R. COREY, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the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

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 5th 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.

OK 0 515-684

Chynnes
Mark W. Weeks

Jeffrey R. Corey by Jim Mease
Attorney in Fact
JEFFREY R. COREY by Jim Mease, His 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.

Chynnes

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 5th day of November, 2004.

Mark W. Weeks
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 JEFFREY R. COREY by Jim Mease, His 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.

Chynnes

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 5th day of November, 2004.

Mark W. Weeks
Notary Public for South Carolina
My commission expires: 06-18-2009

EXHIBIT "A"

BK 0 515 PG 685

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 3-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#: 425-07-00-241

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 0 515PG686

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: 6236 Ashley Court
Chino, CA 91710

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
November 5, 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 R. Corey ON 11/05/04.
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 \$98,900.00
(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) \$98,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$98,900.00 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

11/05/04

[Signature]
Notary Public for South Carolina

My Commission expires: 06-18-2009

RECORDER'S PAGE

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the Original Document



BK 0 515PG688

Davidson's Bennett

Recording

Fee 11.00

State

Fee 257.40

County

Fee 108.90

Postage _____

Total 377.30

C

FILED

0515-683

2004 NOV -9 PM 4:38

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 11/23/04

RECEIVED FROM RMC

NOV 23 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK 0 515PG689

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 Five Thousand Nine Hundred and 00/100ths (\$95,900.00) Dollars, to it in hand paid at and before the sealing of these presents by BRADFORD KEITH BRANHAM, II, ("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 BRADFORD KEITH BRANHAM, II, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

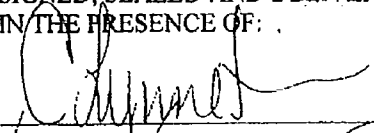
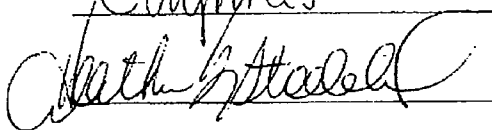
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said BRADFORD KEITH BRANHAM, II, his heirs and/or assigns, forever.

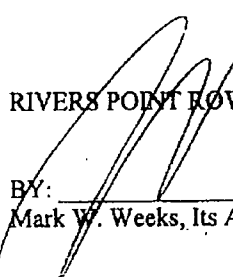
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said BRADFORD KEITH BRANHAM, II, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to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

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 5th 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.

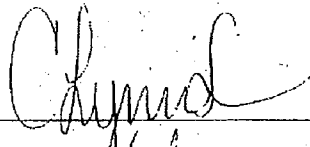
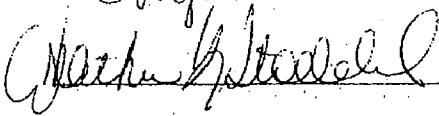
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

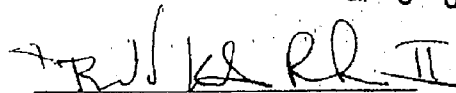



RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

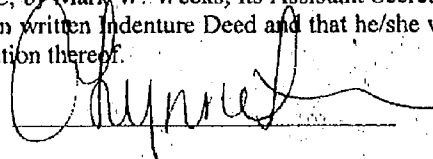
BK 0 515PG690

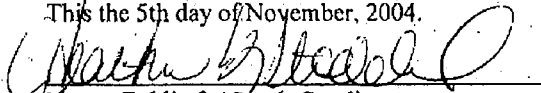

BRADFORD KEITH BRANHAM, II, Grantee

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.

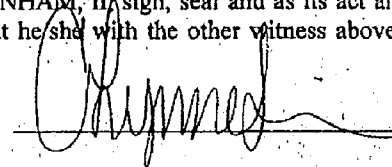


SWORN TO AND SUBSCRIBED BEFORE ME,
This the 5th day of November, 2004.

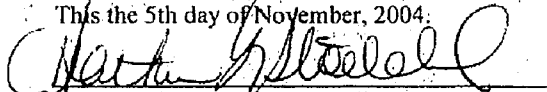

Notary Public for South Carolina
My commission expires: 06-18-2009

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named BRADFORD KEITH BRANHAM, II, 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 5th day of November, 2004.


Notary Public for South Carolina
My commission expires: 06-18-2009

BK 0 515P6691

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 7-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#: 425-07-00-253

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 Charleston County.

GRANTEE'S ADDRESS: 21 Rivers Point Row, Unit #7-G
Charleston, SC 29412

OK 0 515PG693

STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

) AFFIDAVIT

November 5, 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 Bradford Keith Branham II ON 11/05/04.
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 \$95,900.00
(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) \$95,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$95,900.00 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

11/05/04

Notary Public for South Carolina

My Commission expires: 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 0 515PG694

Davidson & Bennett

Recording

Fee 11.00

State

Fee 249.60

County

Fee 105.60

Postage _____

Total 366.20

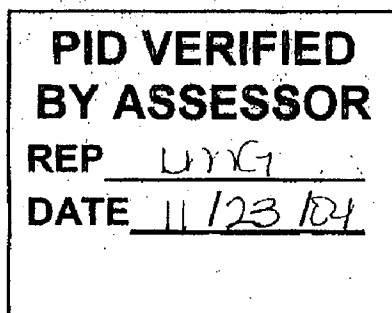
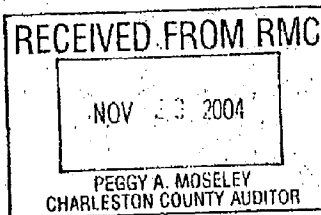
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FILED

0515-689

2004 NOV -9 PM 4:39

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC



BK 0 523PG411

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 SONIA E. ORTIGOZA AND ERIC BRUM ORTIGOZA, ("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 SONIA E. ORTIGOZA AND ERIC BRUM ORTIGOZA, 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 SONIA E. ORTIGOZA AND ERIC BRUM ORTIGOZA 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 SONIA E. ORTIGOZA AND ERIC BRUM ORTIGOZA, 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.

BA 0 523PG412

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 21st 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: [Signature]
Mark W. Weeks, Its Asst. Secretary

[Signature]

Michelle Shi

[Signature]

[Signature]
SONIA E. ORTIGOZA, Grantee

Michelle Shi

[Signature]
ERIC BRUM ORTIGOZA, 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 21st day of January, 2004.

[Signature]
Notary Public for South Carolina

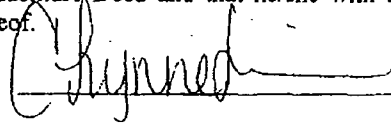
My commission expires: 05-16-2012

BK 0 523PG413

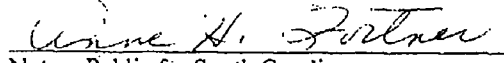
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named SONIA E. ORTIGOZA AND ERIC BRUM ORTIGOZA, 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 21st day of January, 2005.


Notary Public for South Carolina

My commission expires: 05-16-2012

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 1-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#: 425-07-00-351

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 0 523PG415

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 #1-E
Charleston, SC 29412

STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

) AFFIDAVIT

January 21, 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 Sonia E. Ortigoza and Eric Brum Ortigoza ON 01/21/05.
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
 Print or Type Name Here

SWORN to before me this
 01/21/05

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

BK 0 523PG417

RECORDER'S PAGE

This page Must remain with
the original document.



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

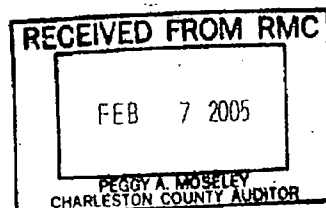
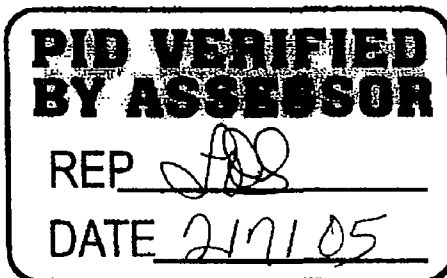
Recording
Fee 12.00
State
Fee 234.00
County
Fee 99.00
Postage _____
TOTAL 345.00
A

FILED

0523-411

2005 JAN 25 PM 3:23

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC



BK P 502PG292

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 TIMOTHY L. FLETCHER AND JULIE FLETCHER, ("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 TIMOTHY L. FLETCHER AND JULIE FLETCHER, their heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

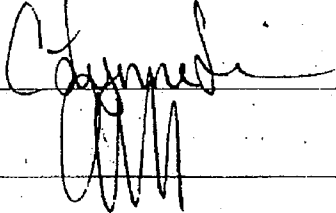
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

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

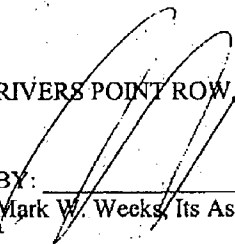
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said TIMOTHY L. FLETCHER AND JULIE FLETCHER, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming,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

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 12th 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.

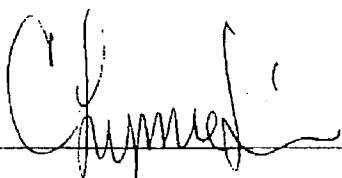
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



RIVERS POINT ROW, LLC

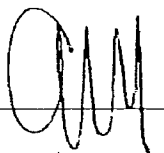
BY: 
Mark W. Weeks, Its Asst. Secretary

BK P 502PG293



Timothy L. Fletcher by
Bridget Lang, his Attorney in Fact

TIMOTHY L. FLETCHER BY
BRIDGET LANG, HIS ATTORNEY IN FACT,
GRANTEE

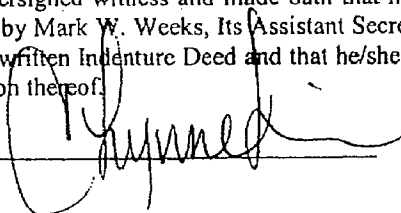


Julie Fletcher by Bridget Lang
her Attorney in Fact
JULIE FLETCHER BY BRIDGET LANG,
HER ATTORNEY IN FACT, GRANTEE

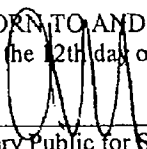
STATE OF SOUTH CAROLINA)

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 12th day of July, 2004.

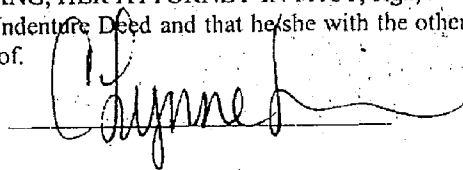

Notary Public for South Carolina
My commission expires: 01-27-2010

STATE OF SOUTH CAROLINA)

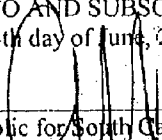
BK P 502PG294

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named TIMOTHY L. FLETCHER by BRIDGET LANG, HIS ATTORNEY IN FACT AND JULIE FLETCHER BY BRIDGET LANG, 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 24th day of June, 2004.



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

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 10-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#: 425-07-00-273

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 P 502PG296

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: 12605 Valley View Drive
Nokesville, VA 20181

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

8X P 502PG297

) AFFIDAVIT

Date of Transfer of Title

July 12, 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 Timothy L. Fletcher and Julie Fletcher ON 07/12/04.
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
07/12/04

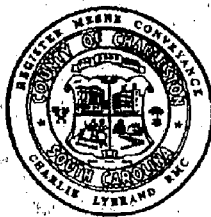
Notary Public for South Carolina
My Commission expires: 01-27-2010

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.



BK P 502PG298

Recording

Fee 12.00

State

Fee 221.00

County

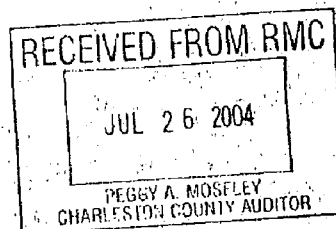
Fee 93.50

Postage

TOTAL 326.50

14

12
Davidson
Bennett
& Wigger
ATTORNEYS AT LAW



FILED

P502-292
2004 JUL 20 PM 3:53

CHARLES LYNN AND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP MMG

DATE 7/20/04

BK P 502PG299

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 One Hundred and 00/100ths (\$88,100.00) Dollars, to it in hand paid at and before the sealing of these presents by JESSE DERBYSHIRE, ("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 JESSE DERBYSHIRE, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

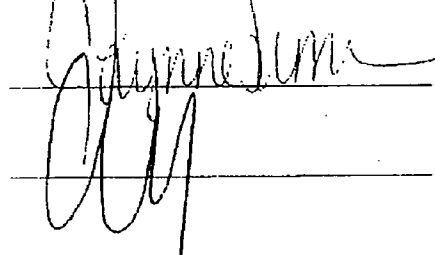
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JESSE 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 JESSE 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 8th 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.

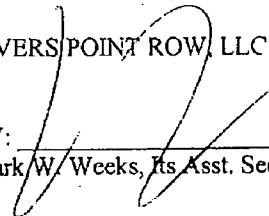
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

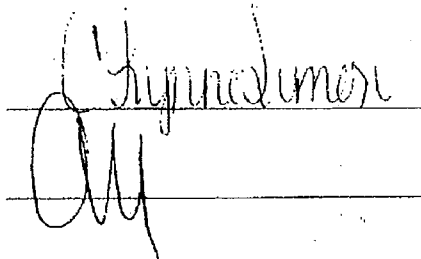


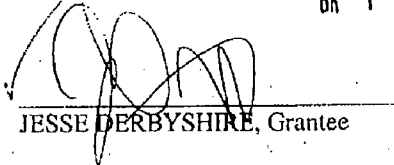
RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary



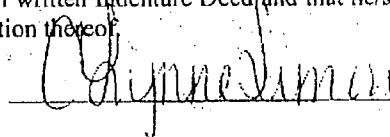



 JESSE DERBYSHIRE, Grantee

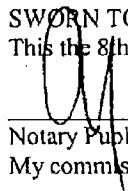
STATE OF SOUTH CAROLINA)

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.



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

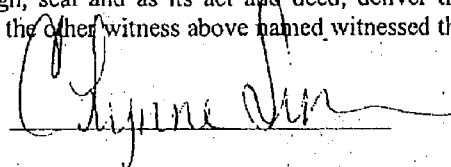


 Notary Public for South Carolina
 My commission expires: 01-27-2010

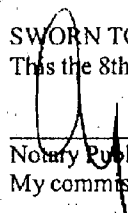
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JESSE 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.



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



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

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 14-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#: 425-07-00-304

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 14-D
Charleston, SC 29412

STATE OF SOUTH CAROLINA

)
) AFFIDAVIT
)

Date of Transfer of Title

July 8, 2004

COUNTY OF Charleston

BK P 502PG303

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 Jesse Derbyshire ON 07/08/04.
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 \$88,100.00
(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) \$88,100.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$88,100.00 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
07/08/04

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 P 502PG304

Recording

Fee 11.00

State

Fee 230.10

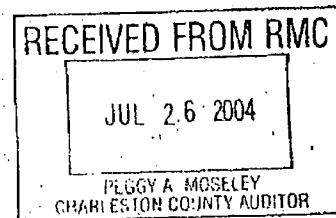
County

Fee 97.55

Postage

TOTAL 338.45

A



FILED

P502-299

2004 JUL 20 PM 3:56

CHARLES LYNNARD
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 7/26/04

OK P 515PG475

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 ROBIN K. LECLAIR, ("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 ROBIN K. LECLAIR, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

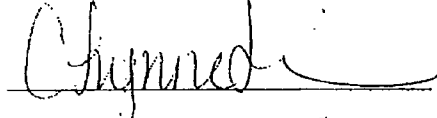
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

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

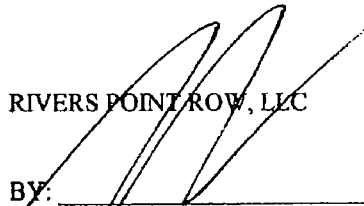
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said ROBIN K. LECLAIR, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the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

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 8th 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:

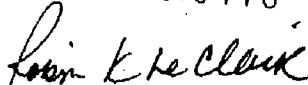


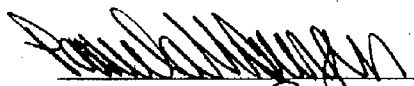
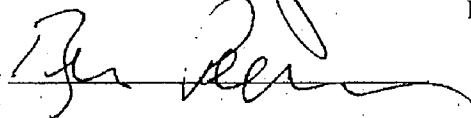
Michelle Hill


RIVERS POINT ROW, LLC

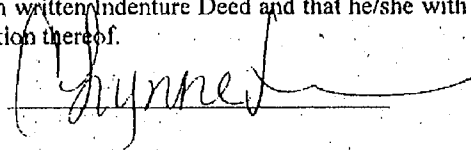
BY: _____
Mark W. Weeks, Its Asst. Secretary

BK P 515PG476

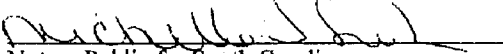

ROBIN K. LECLAIR, Grantee



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.

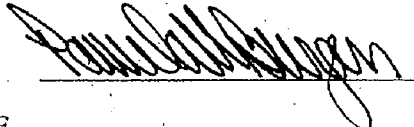


SWORN TO AND SUBSCRIBED BEFORE ME,
This the 8th day of November, 2004.

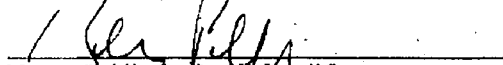

Notary Public for South Carolina
My commission expires: 05-16-2012

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named ROBIN K. LECLAIR, 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 8th day of November, 2004.


Notary Public for South Carolina
My commission expires: 12-18-2013

BK P 515PG477

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 10-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#: 425-07-00-271

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 P 515PG478

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 10-A
Charleston, SC 29412

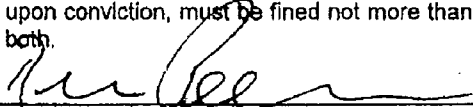
STATE OF SOUTH CAROLINA

COUNTY OF Charleston

BK P 515PG479
)
) AFFIDAVIT
)
Date of Transfer of Title
November 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 Robin K. LeClair ON 11/08/04.
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.



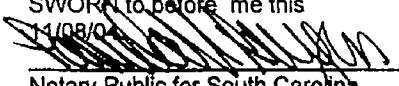
Grantor, Grantee or Legal Representative
Connected with this Transaction

BEN PEOPLES

Print or Type Name Here

SWORN to before me this

11/08/04



Notary Public for South Carolina

My Commission expires: 3/1/09

RECORDER'S PAGE

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the original document.

Ben Peeples



BK P 515PG480

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage

TOTAL 325.50

C

FILED

P515-475

2004 NOV 10 PM 3:40

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP _____

DATE ____ / ____ / ____

RECEIVED FROM RMC

NOV 23 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK P 524PG005

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 Nine Hundred and 00/100ths (\$89,900.00) Dollars, to it in hand paid at and before the sealing of these presents by CAROLYN J. FRALIX, ("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 CAROLYN J. FRALIX, 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.

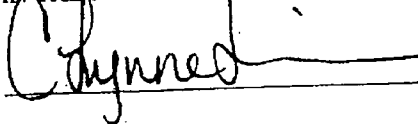
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said CAROLYN J. FRALIX, her heirs and/or assigns, forever.

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 CAROLYN J. FRALIX, 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 11th 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 P 524PG006

Federick H. Brown Jr.

Carolyn J. Fralix
CAROLYN J. FRALIX, Grantee

Joel AB

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.

Chynne

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 11th day of January, 2005.

Richard S. St.
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 CAROLYN J. FRALIX, 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.

Federick H. Brown Jr.

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 11th day of January, 2005.

Joel AB
Notary Public for South Carolina
My commission expires: 4/1/05

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 15-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#: 425-07-00-357

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 P 524PG008

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: 1175 HARBORVIEW Rd
CHAS., S.C. 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

OK P 524PG009
Date of Transfer of Title
January 11, 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 Carolyn J. Fralix ON 01/11/05.
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.

Carolyn J. Fralix
Grantor, Grantee or Legal Representative
Connected with this Transaction

SWORN to before me this
01/11/05

[Signature]
Notary Public for South Carolina
My Commission expires: 1/11/05

CAROLYN J. FRALIX
Print or Type Name Here

RECORDER'S PAGE

This page must remain with
the Original Document



BN P 524PG010

Fred Brown

Recording

Fee 11.00

State

Fee 234.00

County

Fee 99.00

Postage _____

Total 344.00

B

FILED

P 524-005

2005 FEB -2 PM 4:49

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP [Signature]
DATE 2/16/05

RECEIVED FROM RMC
FEB 16 2005
PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK R 516PG551

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 No/100ths (\$92,500.00) Dollars, to it in hand paid at and before the sealing of these presents by MATTHEW W. POOLE and ANN C. POOLE, ("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 MATTHEW W. POOLE and ANN C. POOLE, 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"

TMS NO.: 425-07-00-264

GRANTEE'S ADDRESS: 1090 Huneyuckle Lane
Charleston, SC 29412

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 MATTHEW W. POOLE and ANN C. POOLE, 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 MATTHEW W. POOLE and ANN C. POOLE, as Joint Tenants with Rights of Survivorship and NOT as Tenants in Common, 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 R 516PG552

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

Matthew W. Poole, Grantee
By Ann C. Poole, his Attorney In Fact

Ann C. Poole, Grantee

STATE OF SOUTH CAROLINA)

PROBATE

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: 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 MATTHEW W. POOLE, by his Attorney In Fact, Ann C. Poole, and ANN C. POOLE, 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 SEPTEMBER, 2004

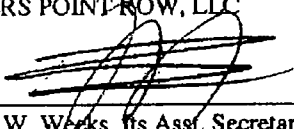
Notary Public for South Carolina
My commission expires: _____

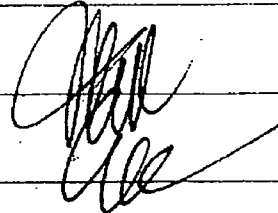
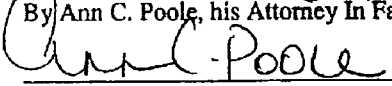
BK R 516PG553

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



Matthew W. Poole by his Attorney In Fact
Matthew W. Poole, Grantee
By Ann C. Poole, his Attorney In Fact
Ann C. Poole, Grantee

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PROBATE

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:

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named MATTHEW W. POOLE, by his Attorney In Fact, Ann C. Poole, and

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 9-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#: 425-07-00-264

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

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

November 17, 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 a SC limited liability company TO Matthew W. Poole and Ann C. Poole 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. Check if Property other than Real Property is being transferred on this Deed:
 - (a) _____ Mobile Home
 - (b) _____ Other: _____
9. 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

11/17/04

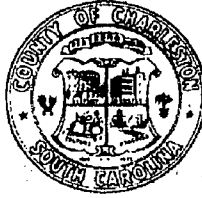
Notary Public for South Carolina

My Commission expires: _____

Print or Type Name Here

Heather M. Adaway
Notary Public
State of South Carolina
Commission Expires October 16, 2012

BK R 516PG556



RECORDER'S PAGE

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the Original Document

DAVIDSON
BENNETT &
WIGGER

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage _____

Total 353.25

B

FILED

R 516 551

2004 NOV 19 PM 3:38

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 12/1/04

RECEIVED FROM RMC

DEC 1 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK R 516PG557

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 Seven Hundred and 00/100ths (\$92,700.00) Dollars, to it in hand paid at and before the sealing of these presents by JENNIFER A. BURWELL, ("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 JENNIFER A. BURWELL, her heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

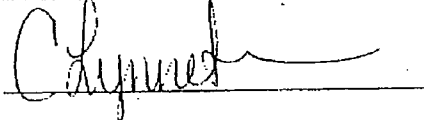
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

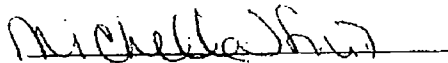
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said JENNIFER A. BURWELL, her heirs and/or assigns, forever.

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 JENNIFER A. BURWELL, 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.

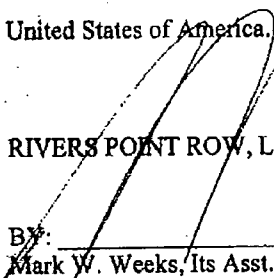
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 12th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:





RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

BK: R 516PG558

Chynne
Michelle Shurt
JENNIFER A. BURWELL, 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.

Chynne

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 12th day of November, 2004.

Michelle Shurt
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 JENNIFER A. BURWELL, 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.

Chynne

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 12th day of November, 2004.

Michelle Shurt
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 11-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#: 425-07-00-286

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 R 516PG560

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 11-H
Charleston, SC 29412

BK R 516PG561

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

November 12, 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 Jennifer A. Burwell ON 11/12/04.
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 \$92,700.00
(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) \$92,700.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,700.00 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

11/12/04

Michelle J. Hall

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



BK R 516PG562

Recording
Fee 11.00

State
Fee 241.80

County
Fee 102.30

Postage _____

Total 355.10

B

FILED

R516-557

2004 NOV 19 PM 3:39

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP lmg
DATE 12/1/04

RECEIVED FROM RMC

DEC '004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

OK R 516PG563

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 BRANDON ELEBY, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, BRANDON 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 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 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.

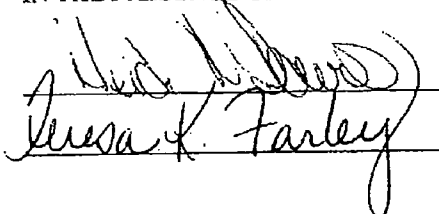
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 15th day of November, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

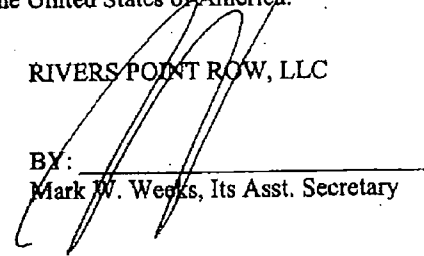
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary


Theresa K. Farley



BK R 516PG564

Mark W. Weeks
Teresa K. Farley

Brandon Eleby
BRANDON ELEBY, 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.

Mark W. Weeks

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 15th day of November, 2004.

Teresa 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 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.

Mark W. Weeks

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 15th day of November, 2004.

Teresa 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 7-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#: 425-07-00-217

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 R 516PG566

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 Dr.
Char., S.C. 29412

BK R 516PG567

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

November 15, 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 Brandon Eleby ON 11/15/04.
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

11/15/04

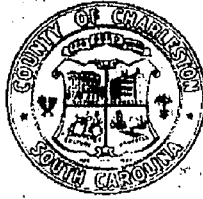
Notary Public for South Carolina

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

OK R 516PG568



RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage _____

Total 325.50

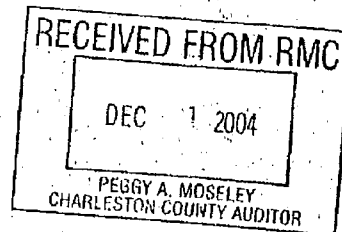
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FILED

R 516-563

2004 NOV 19 PM 3:42

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC



**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 12/1/04

CORRECT TMS #

425-07-00-247

BK R 516PG569

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 PALMETTO CAPITAL GROUP OF CHARLESTON, 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 PALMETTO CAPITAL GROUP OF CHARLESTON, 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.

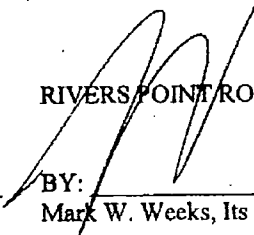
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said PALMETTO CAPITAL GROUP OF CHARLESTON, LLC, its heirs and/or assigns, forever.

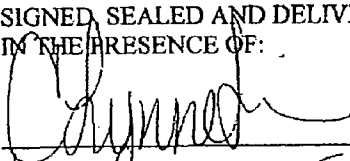
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said PALMETTO CAPITAL GROUP OF CHARLESTON, LLC, its heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming,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

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 12th 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.

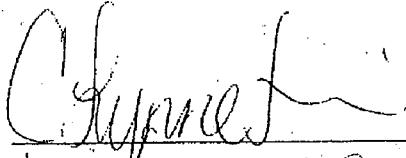
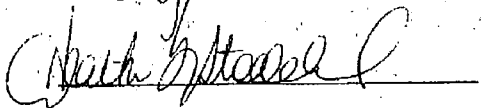
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary




BK R 516PG570

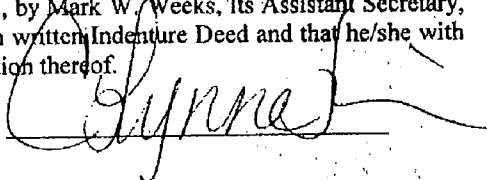
PALMETTO CAPITAL GROUP
OF CHARLESTON, LLC

* 
LEE BELLE MURRAY, Secretary-Treasurer
and Authorized Agent, Grantee

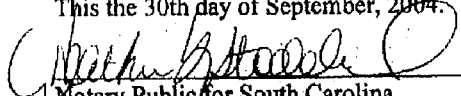
STATE OF SOUTH CAROLINA)

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.



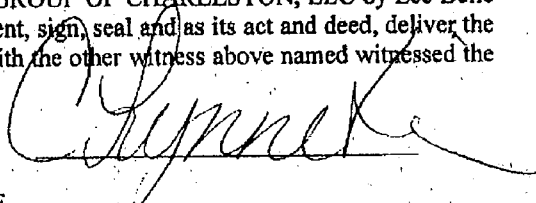
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 30th day of September, 2004.


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 PALMETTO CAPITAL GROUP OF CHARLESTON, LLC by Lee Belle Murray, Secretary-Treasurer 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.



SWORN TO AND SUBSCRIBED BEFORE ME,
This the 12th day of November, 2004.

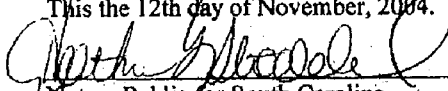

Notary Public for South Carolina
My commission expires: ~~05-16-2012~~ 06-18-2009

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 12-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#: 425-07-00-289

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: 26 State Street
Charleston, SC 29401

OK R 516PG573

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

November 12, 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 Palmetto Capital Group of Charleston, LLC ON 11/12/04.
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

11/12/04

Notary Public for South Carolina

My Commission expires: 05-16-2012

Grantor, Grantee or Legal Representative
Connected with this Transaction

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



BK R 516PG574

RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER

Recording
Fee 11.00

State
Fee 240.50

County
Fee 101.75

Postage _____

Total 353.25

B

FILED

R516-569
2004 NOV 19 PM 3:47

CHARLENE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG
DATE 12/1/04

RECEIVED FROM RMC

DEC '004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK R 516PG575

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 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 NORMAN R. MURDAUGH AND ALLISON L. MURDAUGH, ("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 NORMAN R. MURDAUGH AND ALLISON L. MURDAUGH, 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 NORMAN R. MURDAUGH AND ALLISON L. MURDAUGH 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 NORMAN R. MURDAUGH AND ALLISON L. MURDAUGH, 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 R 516PG576

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 12th 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

NORMAN R. MURDAUGH, Grantee

ALLISON L. MURDAUGH, 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 12th day of November, 2004.

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

BK R 516 PG 577

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named NORMAN R. MURDAUGH AND ALLISON L. MURDAUGH, 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 12th day of November, 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 17-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#: 425-07-00-369

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 #17-G
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

BK R 516PG580

Date of Transfer of Title

November 12, 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 Norman R. Murdaugh and Allison L. Murdaugh ON 11/12/04.
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 \$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.

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
11/12/04

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



BK R 516PG581

RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER

Recording
Fee 12.00
State
Fee 217.10
County
Fee 91.85

Postage _____

Total 320.95

B

FILED

R516-575

2004 NOV 19 PM 3:45

JILL LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG
DATE 12/1/04

RECEIVED FROM RMC

DEC 2004

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 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 TONI U. JORDAN, ("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 TONI U. JORDAN, 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 TONI U. JORDAN, 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 TONI U. JORDAN, 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 28th 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

Michael J. H.

Chynnes

Toni U. Jordan
TONI U. JORDAN, Grantee

BK R 521PG676

Michelle J. Lee

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 28th day of December, 2004.

Michelle J. Lee
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 TONI U. JORDAN, 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 28th day of December, 2004.

Michelle J. Lee
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 17-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#: 425-07-00-365

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: 410 Biscayne Road
Columbia, SC 29212

OK R 521PG679

STATE OF SOUTH CAROLINA)

Date of Transfer of Title
December 28, 2004

) AFFIDAVIT

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 Toni U. Jordan ON 12/28/04.
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 \$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.

Grantor, Grantee or Legal Representative
Connected with this Transaction

SWORN to before me this

12/28/04

Michael J. S.
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 R 521PG680

Davidson's Bennett
inf

Recording

Fee 11.00

State

Fee 217.10

County

Fee 91.85

Postage _____

Total 319.95

A

FILED

R 521-675

2005 JAN -5 PM 4:34

CHARLES W. AND
REGISTER
CHARLES W. COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 1/20/04

RECEIVED FROM RMC

JAN 20 2005

PEGGY A. MOSELEY
CLERK OF COUNTY AUDITOR

Sales Closing Date	Unit No	Deed Book- Page	Deed Record Date	1st Record Owner from Developer Rivers Point Row LLC as Seller	Parcel ID (TMS#)
1. 6/16/2004	8G	L499-380	6/22/2004	ROSS DOROTHY M	4250700261
2. 6/23/2004	3G	V499-489	6/25/2004	MASON HARVEY J	4250700245
3. 6/24/2004	3E	E500-253	6/29/2004	YOUNG NEALE M	4250700243
4. 6/24/2004	7H	E500-259	6/29/2004	ALICI RAZI	4250700254
5. 7/8/2004	14D	P502-299	7/20/2004	DERBYSHIRE JESSE	4250700304
6. 7/12/2004	10C	P502-292	7/20/2004	FLETCHER TIMOTHY L	4250700273
7. 7/13/2004	13C	T502-553	7/20/2004	HUYNH-LE MAI	4250700297
8. 7/14/2004	16H	T502-559	7/20/2004	ANSTED JOHN S	4250700346
9. 7/19/2004	14B	B503-498	7/23/2004	SPIVEY EDWARD F JR	4250700302
10. 7/19/2004	14F	B503-510	7/23/2004	SHUNK ANDREW W	4250700306
11. 7/21/2004	7C	X502-360	7/22/2004	BACHEWICZ CAROL A	4250700249
12. 7/21/2004	9F	B503-504	7/23/2004	EARL ELAINE H	4250700268
13. 7/27/2004	8F	Y503-531	7/30/2004	HUTCHISON BARBARA J LANG	4250700260
14. 7/29/2004	7D	H504-381	8/3/2004	BOLZ DWIGHT D	4250700250
15. 7/29/2004	13F	H504-387	8/3/2004	HARVEY WILLIAM P	4250700300
16. 7/29/2004	18H	Y503-525	7/30/2004	KORDONIS FRANK P	4250700314
17. 7/30/2004	7F	D504-421	8/2/2004	SISSON PAMELA W	4250700252
18. 7/30/2004	18F	M504-844	8/4/2004	GLOVER JACQUELINE BROOKE	4250700312
19. 7/30/2004	12A	M506-710	8/20/2004	SHIPSTED T CARY L	4250700287
20. 8/5/2004	9C	T505-324	8/13/2004	WEEKS DONNA R	4250700265
21. 8/5/2004	9D	T505-318	8/13/2004	WEEKS DONNA R	4250700266
22. 8/6/2004	11D	T505-312	8/13/2004	SALDANA BERNABE T	4250700282
23. 8/11/2004	18B	T505-330	8/13/2004	KORDONIS PANOS F	4250700308
24. 8/16/2004	9H	D506-718	8/18/2004	CARROLL JOHN B JR	4250700270
25. 8/19/2004	6H	V506-171	8/24/2004	HELSEL DONALD A	4250700338
26. 8/19/2004	8B	V506-178	8/24/2004	THOMPSON CHARLES R	4250700256
27. 8/20/2004	18D	M506-698	8/20/2004	DUMARS JULIA A	4250700310
28. 8/25/2004	13B	G507-894	8/27/2004	ROARK KRISTEN A	4250700296
29. 8/30/2004	3F	F508-758	9/3/2004	KENNEDY DOROTHY W	4250700244
30. 8/31/2004	8C	F508-752	9/3/2004	HORSMAN MARSHALL JR	4250700257
31. 9/1/2004	16A	U508-412	9/8/2004	GATES IRA S	4250700339
32. 9/1/2004	18E	F508-746	9/3/2004	WHITE JAMES E	4250700311
33. 9/3/2004	11E	U508-419	9/8/2004	VANDETTI MARGARET P	4250700283
34. 9/8/2004	12H	Z508-350	9/10/2004	SMITH KATHERINE L	4250700294
35. 9/9/2004	3D	W509-220	9/20/2004	SMITH MICHAEL M	4250700242
36. 9/10/2004	4C	S509-108	9/17/2004	WINDHAM WILLIAM K	4250700317
37. 9/10/2004	18A	S509-102	9/17/2004	AMRHEIN DONALD	4250700307
38. 9/15/2004	6G	D512-754	10/8/2004	STRIBLING KEVIN D	4250700337
39. 9/15/2004	11G	C510-653	9/21/2004	CRAWFORD ROBERT	4250700285
40. 9/17/2004	3B	L510-045	9/24/2004	ROARK KELLY G	4250700240

41.	9/17/2004	9E	C510-660	9/21/2004	RAVER BRYAN	4250700267
42.	9/20/2004	6F	B511-672	9/30/2004	ROYLE ANDREW	4250700336
43.	9/23/2004	10E	T510-771	9/28/2004	ECHAVARRIA MARIO	4250700275
44.	9/24/2004	3A	K511-875	10/4/2004	PALOMBO SHERRY A	4250700239
45.	9/24/2004	8H	K511-887	10/4/2004	EASTMAN MARGARET M	4250700262
46.	9/24/2004	10G	K511-869	10/4/2004	SAWERS JAMES R	4250700277
47.	9/24/2004	10H	K511-863	10/4/2004	SAWERS JAMES R	4250700278
48.	9/24/2004	12F	K511-857	10/4/2004	OLIVEROS ELIZABETH C	4250700292
49.	9/27/2004	9A	K511-881	10/4/2004	DERBYSHIRE DYLAN	4250700263
50.	9/27/2004	12D	K511-893	10/4/2004	ELEBY BRANDON M	4250700290
51.	9/28/2004	4G	Z511-802	10/7/2004	LANDY DAVID A	4250700321
52.	9/28/2004	16D	L511-001	10/4/2004	KAVANAGH JOSEPH M	4250700342
53.	9/28/2004	16F	L511-007	10/4/2004	KAVANAGH JOSEPH M	4250700344
54.	9/29/2004	6B	V511-155	10/5/2004	MIDDLETON ZACH	4250700332
55.	9/30/2004	4F	D512-760	10/8/2004	BROWN TOBY H	4250700320
56.	9/30/2004	5F	V511-149	10/5/2004	KEMP STEVENSON E JR	4250700328
57.	9/30/2004	8E	S512-005	10/14/2004	PEARSON JEFF W	4250700259
58.	9/30/2004	6C	D512-748	10/8/2004	ROBBINS LAUREN J	4250700333
59.	10/1/2004	3H	D512-742	10/8/2004	MOULTON SHARLENE D	4250700246
60.	10/5/2004	17D	V511-464	10/6/2004	DAUGHTREY CHARLES H JR	4250700366
61.	10/6/2004	14E	K512-381	10/12/2004	VINCZE JOHN A	4250700305
62.	10/8/2004	7E	S513-682	10/25/2004	JOHNSON MARTIN J JR	4250700251
63.	10/8/2004	16G	H515-134	11/8/2004	PEARSON JEFFREY W	4250700345
64.	10/14/2004	8A	O513-610	10/22/2004	BAKER HEATHER M	4250700255
65.	10/15/2004	5G	C513-430	10/19/2004	GREEN AARON	4250700329
66.	10/15/2004	14A	C513-442	10/19/2004	COSTA MICHAEL A	4250700301
67.	10/19/2004	13D	S513-676	10/25/2004	KESHMIRIAN JAMSHID	4250700298
68.	10/20/2004	10D	B515-240	11/4/2004	JOHNSON NEAL H JR	4250700274
69.	10/21/2004	6D	X513-604	10/26/2004	HULL THOMAS E	4250700334
70.	10/22/2004	5H	A514-602	10/26/2004	LORIN JANET E	4250700330
71.	10/26/2004	4D	J514-435	10/29/2004	BELL DEBRA S	4250700318
72.	10/29/2004	16C	E515-319	11/5/2004	EASTMAN MARGARET	4250700341
73.	11/3/2004	4E	E515-325	11/5/2004	DEAN DAVID L	4250700319
74.	11/4/2004	6E	O515-676	11/9/2004	LEONARD LAURA J	4250700335
75.	11/5/2004	3C	O515-683	11/9/2004	COREY JEFFREY R	4250700241
76.	11/5/2004	7G	O515-689	11/9/2004	BRANHAM BRADFORD K	4250700253
77.	11/8/2004	8D	Z515-436	11/12/2004	ARENTZ RYAN	4250700258
78.	11/8/2004	10A	P515-475	11/10/2004	LECLAIR ROBIN K	4250700271
79.	11/9/2004	12G	V515-281	11/12/2004	RANKIN NATALIE H	4250700293
80.	11/10/2004	5C	V515-274	11/12/2004	WOODS PROP MGMT LLC	4250700325
81.	11/10/2004	5D	V515-267	11/12/2004	WOODS PROP MGMT LLC	4250700326
82.	11/10/2004	5E	H516-525	11/17/2004	WOODS PROP MGMT LLC	4250700327
83.	11/12/2004	11H	R516-557	11/19/2004	BURWELL JENNIFER A	4250700286

84.	11/12/2004	12C	R516-569	11/19/2004	PALMETTO CAP GRP OF CHS	4250700289
85.	11/12/2004	17G	R516-575	11/19/2004	MURDAUGH NORMAN R	4250700369
86.	11/15/2004	7A	R516-563	11/19/2004	ELÉBY BRANDON	4250700247
87.	11/15/2004	10B	T519-324	12/20/2004	ENNIS ANTHONY M	4250700272
88.	11/16/2004	14C	H516-519	11/17/2004	SAWYER MELYSSA A	4250700303
89.	11/17/2004	9B	R516-551	11/19/2004	POOLE MATTHEW W	4250700264
90.	11/17/2004	18C	H518-401	12/7/2004	COLE ROBERT M	4250700309
91.	11/18/2004	11B	L517-722	11/30/2004	LAWSON JAMES	4250700280
92.	11/19/2004	10F	L517-716	11/30/2004	JENKINS JOSEPH E JR	4250700276
93.	11/23/2004	11F	D517-235	11/24/2004	SMITH MICHAEL M	4250700284
94.	11/24/2004	18G	L517-710	11/30/2004	BARRINGTON STACEY A	4250700313
95.	12/3/2004	4A	L518-865	12/7/2004	SLAUGHTER STEPHEN	4250700315
96.	12/10/2004	12E	F519-460	12/14/2004	ONEILL THOMAS W	4250700291
97.	12/15/2004	13A	S519-835	12/17/2004	SEAMAN JEFFREY	4250700295
98.	12/17/2004	17A	C520-442	12/21/2004	WEEKS DONNA R	4250700363
99.	12/17/2004	17E	C520-436	12/21/2004	WEEKS DONNA R	4250700367

12/18/2004				75% OF UNITS SOLD		
100.	12/22/2004	17B	Y520-398	12/30/2004	GASKINS JOHN L	4250700364
101.	12/28/2004	17C	R521-675	1/5/2005	JORDAN TONI U	4250700365
102.	1/4/2005	11A	N521-233	1/5/2005	ACIERNO RONALD E	4250700279
103.	1/7/2005	15H	F522-713	1/11/2005	LAMP JASON A	4250700362
104.	1/10/2005	16E	C522-729	1/11/2005	SAIN K SCOTT	4250700343
105.	1/11/2005	15C	P524-005	2/2/2005	FRALIX CAROLYN J	4250700357
106.	1/21/2005	1E	O523-411	1/25/2005	ORTIGOZA SONIA E	4250700351
107.	1/26/2005	5A	W524-854	2/7/2005	BAUER SAUNDREA N	4250700323
108.	1/28/2005	15E	W524-507	2/4/2005	GREER MISTY M	4250700359
109.	2/1/2005	7B	C526-483	2/17/2005	STROBL DANIEL R	4250700248
110.	2/1/2005	13E	U524-451	2/4/2005	ADAMS FRANCIS W JR	4250700299
111.	2/10/2005	4B	V525-059	2/15/2005	BAKER THOMAS G	4250700316
112.	2/10/2005	12B	V525-065	2/15/2005	BLACK SUSAN S	4250700288
113.	2/10/2005	15A	V525-071	2/15/2005	BAKER THOMAS	4250700355
114.	2/15/2005	1B	Z525-151	2/16/2005	HOLLAND FRED P	4250700348
115.	2/15/2005	15F	Z525-151	2/16/2005	HOLLAND FRED P	4250700360
116.	2/18/2005	16B	A527-250	2/25/2005	WALTERS RICKEY S AKA R S	4250700340
117.	2/23/2005	15G	A527-257	2/25/2005	SANDERS ROBYN T	4250700361
118.	2/25/2005	15B	X527-264	3/7/2005	BAKER THOMAS G	4250700356
119.	3/1/2005	1C	X527-516	3/7/2005	WILLIAMS MICHAEL F	4250700349
120.	3/4/2005	1G	F528-388	3/8/2005	TOMKINS MICHAEL J	4250700353
121.	3/15/2005	6A	G531-536	4/1/2005	WERTAN DEBORAH	4250700331
122.	3/18/2005	9G	G531-542	4/1/2005	PALMETTO CAPITAL GROUP	4250700269
123.	3/22/2005	1H	W530-338	3/29/2005	JENKINSON GORDON B	4250700354
124.	3/29/2005	4H	W530-736	3/30/2005	HIOTT APRILE C	4250700322

125.	3/30/2005	11C	X531-670	4/6/2005	HAZEL SARAH S	4250700281
126.	4/8/2005	5B	G534-234	4/26/2005	KEMP STEVENSON E JR	4250700324
5/12/2005					PALMS PROPERTIES TRANSACTION	
127.	5/13/2005	17H	A537-416	5/17/2005	WERTAN DAVID G	4250700370
128.	5/24/2005	1F	N538-768	5/27/2005	BAKER DEANNA A	4250700352
129.	5/24/2005	15D	N538-762	5/27/2005	KOGUT ANDREW A	4250700358
130.	6/1/2005	1A	V539-232	6/7/2005	TIFFANY DARDENNE	4250700347
131.	6/30/2005	17F	H544-442	7/8/2005	WERTAN DAVID G	4250700368
132.	7/8/2005	1D	A549-698	8/12/2005	PORT PROPERTIES LLC	4250700350

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 Six Thousand and 00/100ths (\$96,000.00) Dollars, to it in hand paid at and before the sealing of these presents by DONALD AMRHEIN and DIANE AMRHEIN, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, DONALD AMRHEIN and DIANE AMRHEIN, 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.

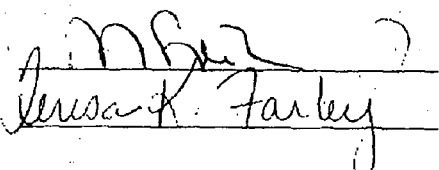
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said DONALD AMRHEIN and DIANE AMRHEIN, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common, their heirs and/or assigns, forever.

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 DONALD AMRHEIN and DIANE AMRHEIN, 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.

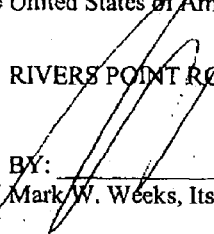
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 10th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC


Teresa K. Farley

BY:


Mark W. Weeks, Its Asst. Secretary

Mark W. Weeks
Donna K. Farley
Donald Amrhein
DONALD AMRHEIN, Grantee
Diane Amrhein
DIANE AMRHEIN, 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.

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

Donna 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 DONALD AMRHEIN and DIANE AMRHEIN, 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.

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

Donna 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-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#: 425-07-00-307

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 Road Unit 18 A
Char, S.C. 29712

BK

55096106

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

September 10, 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 Donald Amrhein and Diane Amrhein ON 09/10/04.
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 \$96,000.00
(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) \$96,000.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$96,000.00 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
09/10/04

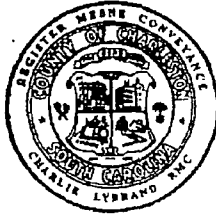
Theresa K. Farley
Notary Public for South Carolina
My Commission expires: 10/9/10

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 S509PG107

Recording
Fee 11.00
State
Fee 249.60
County
Fee 105.60

Postage _____

TOTAL 366.20

C

FILED

S509-102

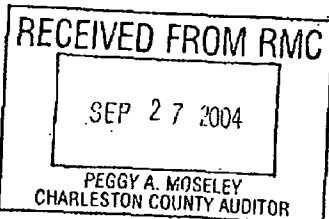
2004 SEP 17 PM 3:29

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP L.D.G.

DATE 9/17/04



BK

S509PG108

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 WILLIAM K. WINDHAM, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, WILLIAM K. WINDHAM, 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.

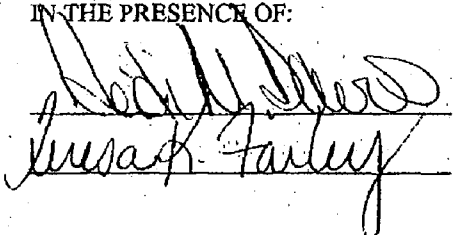
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said WILLIAM K. WINDHAM, her heirs and/or assigns, forever.

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 WILLIAM K. WINDHAM, 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 ____ 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

Heidi M. Davis
Leresa K. Farley

BR S/509PG109
WILLIAM K. WINDHAM, 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 10th 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 WILLIAM K. WINDHAM, 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 10th day of September, 2004.

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

BK S509PG110

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 4-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#: 425-07-00-317

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 River Pt Row unit 4C
Char SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

BK

S509PG112
Date of Transfer of Title
September 10, 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 William K. Windham ON-09/10/04.
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
09/10/04

Debra 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



BK S509PG113

Recording 11.00
Fee
State 241.80
Fee
County 102.30
Fee

Postage _____

Total 355.10

B

FILED

S509-108

2004 SEP 17 PM 3:32

CLERK OF COURT
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG
DATE 9/22/04

RECEIVED FROM RMC

SEP 27 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK S512:0005

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 JEFF W. PEARSON and AMY S. PEARSON, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, JEFF W. PEARSON and AMY S. PEARSON, 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 JEFF W. PEARSON and AMY S. PEARSON, 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 JEFF W. PEARSON and AMY S. PEARSON, 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.

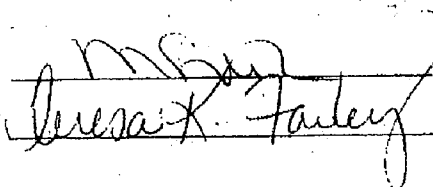
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 9th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary



BK S5126006

[Signature]
[Signature]
JEFF W. PEARSON, Grantee
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 9th 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 JEFF W. PEARSON and AMY S. 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.

[Signature]
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 9th day of September, 2004.

[Signature]
Notary Public for South Carolina
My commission expires: June 12, 2008

BK S512PG007

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 8E 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#: 425-07-00-259

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 S512PG008

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: 2814 Gaston Gate
Mount Pleasant, SC
29446

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

3K

S512P6009

Date of Transfer of Title
September 30, 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 Jeff W. Pearson and Amy S. Pearson ON 09/30/04.
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 \$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
09/30/04

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.



Kandall Drew

BK S512PG010

Recording

Fee 11.00

State

Fee 240.50

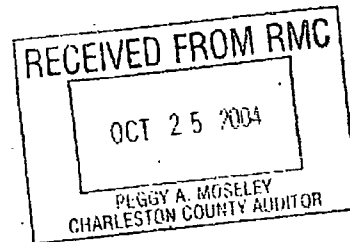
County

Fee 101.75

Postage _____

TOTAL 353.25

A



FILED

S512-5

2004 OCT 14 PM 1:53

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LONG

DATE 10/25/04

BK S51306676

Keshmirian RE 11895

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-Five Thousand Nine Hundred and 00/100ths (\$95,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JAMSHID KESHMIRIAN, ^{and Zohreh Keshmirian} ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, JAMSHID KESHMIRIAN, ^{his heirs and/or assigns, the following} and Zohreh Keshmirian as joint tenants ^{with right of survivorship not as} described property, to-wit: ^{tenants in common, their}

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 ^{and Zohreh Keshmirian, as joint tenants with right of} the said JAMSHID KESHMIRIAN, ^{his heirs and/or assigns, forever. survivorship, not as tenants} ^{in common, their}

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 JAMSHID KESHMIRIAN, ^{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 9th 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

and Zohreh Keshmirian, as joint tenants with right of survivorship not as tenants in common, their

BK S513PG677

Jim West
[Signature]

Jamshid Keshmirian
JAMSHID KESHMIRIAN, Grantee

Zohreh Keshmirian
ZOHREH KESHMIRIAN, 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.

Mark W. Weeks

SWORN TO AND SUBSCRIBED BEFORE ME,

This the 19th day of October, 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 JAMSHID KESHMIRIAN, *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 Zohreh

Jim West

SWORN TO AND SUBSCRIBED BEFORE ME,

This the 22 day of October, 2004.

[Signature]
Notary Public for South Carolina
My commission expires: 11-22-04

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 13-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#: 425-07-00-298

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 S513PG679

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:

35 CROSS CREEK DR # D-5
CHARS. S.C. 29412

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

AFFIDAVIT

Date of Transfer of Title
(Closing Date) October 22, 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. BK S513PG680
2. The property being transferred BY Rivers Point Tow, LLC to Jamshid Keshmirian ON October 22, 2004.
3. Check one of the following: The DEED is
- (a) XX 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 (exemptions 1-12) (If exempt, please skip item 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) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$95,900.00.
- (b) The fee is computed on the fair market value of the realty which is \$.
- (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$.
5. Check YES or NO XX 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 \$.
6. The DEED Recording Fee is computed based on the following:
- (a) \$95,900.00 the amount listed in item 4 above.
- LESS (b) \$ the amount listed in item 5 above (no amount place zero).
- TOTAL (c) \$95,900.00 Subtract Line 6(b) from Line 6(a) and place the result.
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. Check if property other than Real Property is being transferred on this Deed.
9. DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of Deceased CASE NUMBER . Personally appeared before me the undersigned attorney who, being duly sworn, certified that s/he is licensed to practice law in the State of South Carolina; that s/he has prepared the Deed of Distribution for the Personal Rep. in the Estate of deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who wilfully 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.

William J. Hennessy, Jr.
(Grantor, Grantee, or Legal Representative connected
with this transaction)

Sworn to before me this
October 22, 2004

Notary Public for South Carolina
My Commission Expires: 5-21-3

RECORDER'S PAGE

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the original document.



DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

BK S513PG681

Recording

Fee 11.10

State

Fee 249.60

County

Fee 105.60

Postage _____

TOTAL 366.20

A

FILED

5513-676

2004 OCT 25 PM 12:09

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP UMG

DATE 11/3/04

RECEIVED FROM RMC

NOV

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

RD4-13227

BK S513PG682

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 MARTIN J. JOHNSON, JR. ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, MARTIN J. JOHNSON, 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 MARTIN J. JOHNSON, 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 MARTIN J. JOHNSON, 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.

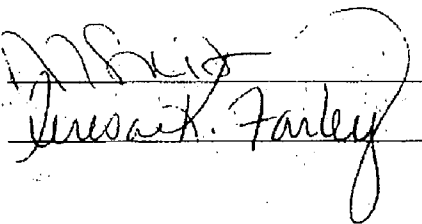
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 8 day of October, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary



Nelson L. Nelson

BK S513PG683
Martin J. Johnson, Jr.
MARTIN J. JOHNSON, JR., Grantee

R. David Chard

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 8th day of October, 2004.

Laura 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 MARTIN J. JOHNSON, 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.

SWORN TO AND SUBSCRIBED BEFORE ME,

This the 8 day of October, 2004.

R. David Chard
Notary Public for South Carolina

My commission expires: 1/10/07

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 7E 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#: 425-07-00-251

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 S513PG685

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 532
Folly Beach, SC 29439

BK S5124686

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

October 8, 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 Martin J. Johnson, Jr. ON 10/08/04.
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
10/08/04

Christa 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.



R. DAVID CHARD
ATTORNEY-AT-LAW
2050 SPAULDING DRIVE
SUITE 2
N CHARLESTON, SC 29406

BK S513PG687

Recording

Fee 11.00

State

Fee 240.50

County

Fee 101.75

Postage

TOTAL 353.25

A

FILED

S513-682

2004 OCT 25 AM 9:43

CHARLES LYBBAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP UNG

DATE 11/3/04

RECEIVED FROM RMC

NOV

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

OK SS19PG835

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 JEFFREY SEAMAN ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, JEFFREY SEAMAN, 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 JEFFREY SEAMAN, 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 SEAMAN, 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 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
Mark W. Weeks, Its Asst. Secretary

Michael Farley

BK S519PG836

Mh
Jeffrey Seaman
JEFFREY SEAMAN, Grantee
Theresa 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.

Mh
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 15th day of December, 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 JEFFREY SEAMAN, 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.

Mh
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 15th day of December, 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 13-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#: 425-07-00-295

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: 333 Rutland Drive
Charleston, S.C. 29412

BK S519PG839

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

December 15, 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 Jeffrey Seaman ON 12/15/04.
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
12/15/04

[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

BP S519PG840

RECORDER'S PAGE

This page must remain with
the Original Document



**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage _____

Total 325.50

A

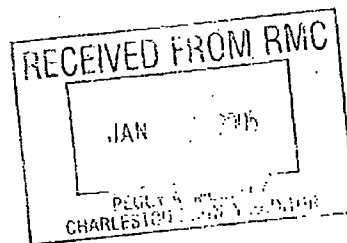
FILED

S 519-835

2004 DEC 17 PM 4:28

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**
REP [Signature]
DATE 1/13/05



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 MAI HUYNH-LE AND LONG HUYNH, ("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 MAI HUYNH-LE AND LONG HUYNH, 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.

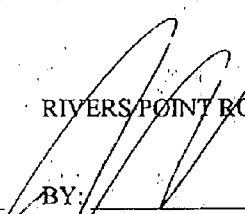
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said MAI HUYNH-LE AND LONG HUYNH, their heirs and/or assigns, forever.

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 MAI HUYNH-LE AND LONG HUYNH, 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.

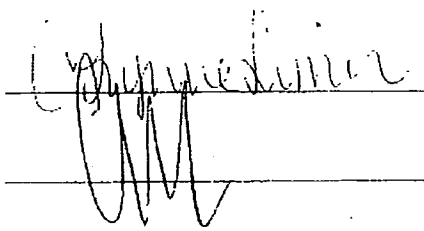
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 13th day of July, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Eighth year of the Sovereignty of the United States of America.

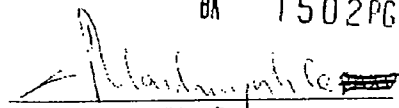
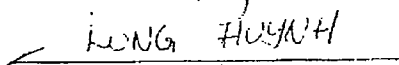
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

BK T502PG554

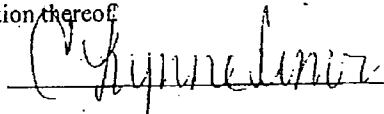



MAI HUYNH-LE, Grantee

LONG HUYNH, Grantee

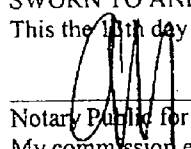
STATE OF SOUTH CAROLINA)

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.



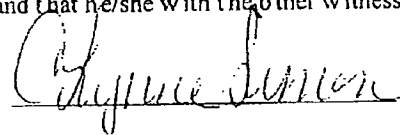
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 11th day of July, 2004.


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 MAI HUYNH-LE AND LONG HUYNH, 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 11th day of July, 2004.

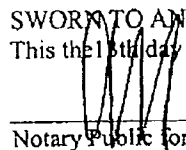

Notary Public for South Carolina
My commission expires: 01-27-2010

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 13-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#: 425-07-00-297

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 #13-C
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

8X T502PG557
)
) AFFIDAVIT
)

Date of Transfer of Title
July 13, 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 Mai Huynh-Le and Long Huynh ON 07/13/04.
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 \$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
07/13/04

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 T502PG558

Recording
Fee 11.00
State
Fee 221.00
County
Fee 93.50
Postage _____
TOTAL 325.50
A

FILED

T502-553
2004 JUL 20 PM 4:00

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**
REP TRK
DATE 7/27/04

RECEIVED FROM RMC
JUL 27 2004
PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK T502PG559

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 Two Thousand Nine Hundred and 00/100ths (\$82,900.00) Dollars, to it in hand paid at and before the sealing of these presents by JOHN S. ANSTED, ("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 S. ANSTED, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

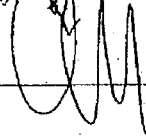
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

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

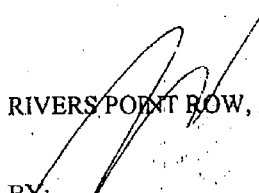
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said JOHN S. ANSTED, his heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same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

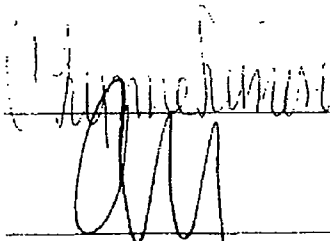
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 14th day of July, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Eighth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

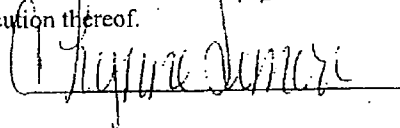
BY: 
Mark W. Weeks, Its Asst. Secretary



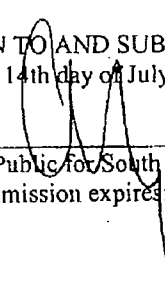
John S. Ansted
By Alexander W. Ansted
His Attorney in fact
JOHN S. ANSTED
BY ALEXANDER W. ANSTED,
HIS ATTORNEY IN FACT, Grantee
BK T502PG560

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.



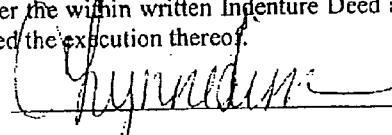
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 14th day of July, 2004.



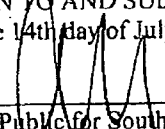
Notary Public for South Carolina
My commission expires: 01-27-2010

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named JOHN S. ANSTED BY ALEXANDER W. ANSTED, HIS 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 14th day of July, 2004.



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

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 16-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#: 425-07-00-346

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: 93 Sportsmen Hill Road
Madison, CT 06443

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

8X T5026563

) AFFIDAVIT

Date of Transfer of Title

July 14, 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 John S. Ansted ON 07/14/04.
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 \$82,900.00
(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) \$82,900.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$82,900.00 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
07/14/04

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 T502PG564

Recording

Fee 11.00

State

Fee 215.20

County

Fee 91.30

Postage _____

TOTAL 318.10

A

FILED

T502-559

2004 JUL 20 PM 4:03

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP 1111

DATE 7/27/04

RECEIVED FROM RMC

JUL 27 2004

PEGGY A MOSELEY
CHARLESTON COUNTY AUDITOR

8K T505PG312

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 BERNABE T. SALDANA AND CARMEN S. SALDANA, ("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 BERNABE T. SALDANA AND CARMEN S. SALDANA, 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.

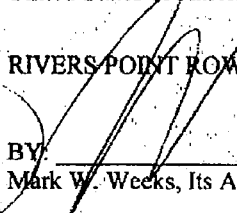
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said BERNABE T. SALDANA AND CARMEN S. SALDANA, their heirs and/or assigns, forever.

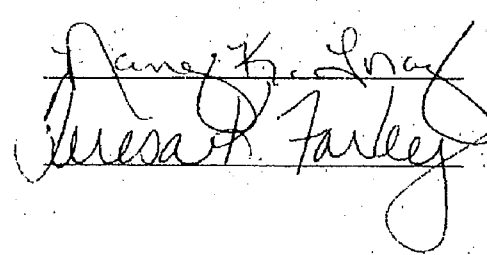
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said BERNABE T. SALDANA AND CARMEN S. SALDANA, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully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

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 6th 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



Nancy K. Inay Bernabe T. Saldana
Teresa K. Farley Carmen S. Saldana
 BERNABE T. SALDANA, Grantee
 CARMEN S. SALDANA, 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 6th day of August, 2004.

Teresa K. Farley
 Notary Public for South Carolina

My commission expires: ~~01-27-2010~~
 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 BERNABE T. SALDANA AND CARMEN S. SALDANA, 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 August, 2004.

Teresa K. Farley
 Notary Public for South Carolina

My commission expires: ~~01-27-2010~~
 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-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#: 425-07-00-282

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: 200 Sycamore Drive
Mauldin, SC 29662

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
August 6, 2004

BK T505PG316

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 Bernabe T. Saldana and Carmen S. Saldana ON 08/06/04.
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.

SWORN to before me this
08/06/04

Notary Public for South Carolina

My Commission expires: 01-27-2010

10-9-10

Grantor, Grantee or Legal Representative
Connected with this Transaction

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

BK T505PG317



RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER

Recording
Fee 11.00
State
Fee 271.00
County
Fee 93.50

Postage _____
Total 375.50

B

FILED

T505-312
2004 AUG 13 PH 1:22

JOHN LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP WmG
DATE 8/23/04

RECEIVED FROM RMC

AUG 23 2004

PEGGY A. ROSELEY
CHARLESTON COUNTY AUDITOR

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

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 DONNA R. WEEKS, ("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 DONNA R. WEEKS, 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.

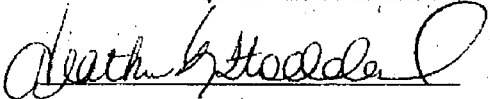
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said DONNA R. WEEKS, her heirs and/or assigns, forever.

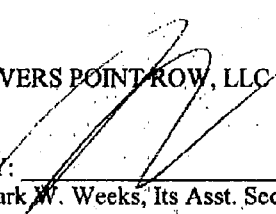
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said DONNA R. WEEKS, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same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

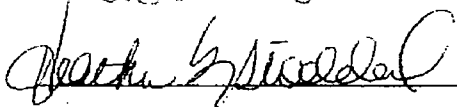
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 5th day of August, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

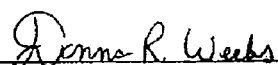
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

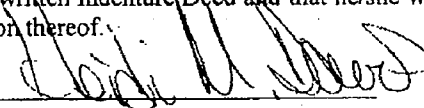
BY: 
Mark W. Weeks, Its Asst. Secretary

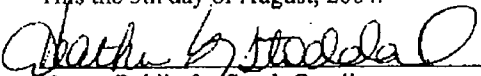

DONNA R. WEEKS, Grantee

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.

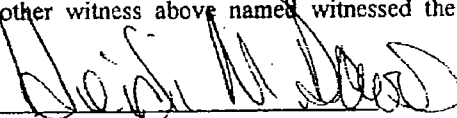


SWORN TO AND SUBSCRIBED BEFORE ME,
This the 5th day of August, 2004.


Notary Public for South Carolina
My commission expires: ~~01-27-2010~~ 6-18-09

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named DONNA R. WEEKS, 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 5th day of August, 2004.

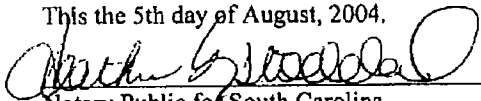

Notary Public for South Carolina
My commission expires: ~~01-27-2010~~ 6-18-09

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 9-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#: 425-07-00-266

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: 660 Ayers Drive
Charleston, SC 29412

BK T505PG322

STATE OF SOUTH CAROLINA

Date of Transfer of Title
August 5, 2004

) AFFIDAVIT
)

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 Donna R. Weeks ON 08/05/04.
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

08/05/04

[Signature]
Notary Public for South Carolina

My Commission expires 6-18-07

RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER



BK T505PG323

Recording Fee 11.00
State Fee 221.00
County Fee 93.50

Postage _____

Total 325.50

B

FILED

T505-318

2004 AUG 13 PM 1:19

LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG
DATE 8/23/04

RECEIVED FROM RMC

AUG 23, 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

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

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 DONNA R. WEEKS, ("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 DONNA R. WEEKS, 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 DONNA R. WEEKS, 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 DONNA R. WEEKS, 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 5th 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

Heidi M. Davis
Heidi M. Davis

Donna R. Weeks
 DONNA R. WEEKS, 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 5th day of August, 2004.

Heidi M. Davis
 Notary Public for South Carolina
 My commission expires: ~~01-27-2010~~ 6-18-09

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named DONNA R. WEEKS, 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 5th day of August, 2004.

Heidi M. Davis
 Notary Public for South Carolina
 My commission expires: ~~01-27-2010~~ 6-18-09

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 9-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#: 425-07-00-265

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: 660 Ayers Drive
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
August 5, 2004

BK T505P6328

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 Donna R. Weeks ON 08/05/04.
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

08/05/04

Notary Public for South Carolina

My Commission expires: 6-18-09

RECORDER'S PAGE

This page must remain with
the Original Document



BK T505PG329

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage _____

Total 325.50

C

LED

T505-324

2004 AUG 13 PM 1:21

CLERK OF COURT
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP WNG
DATE 8/23/04

RECEIVED FROM RMC

AUG 23 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

(843) 958-4800 2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29402-0726

BK T505PG330

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 PANOS F. KORDONIS and ANGELA K. KORDONIS, ("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 PANOS F. KORDONIS and ANGELA K. KORDONIS, 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 PANOS F. KORDONIS and ANGELA K. KORDONIS, 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 PANOS F. KORDONIS and ANGELA K. KORDONIS, 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 14 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

Belen Lee
Angela K. Kordonis

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

BK T505PG331

Panos F. Kordonis
PANOS F. KORDONIS, Grantee
Angela K. Kordonis
ANGELA K. KORDONIS, 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.

Belen L. Lamm

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 1st day of August, 2004.

Belen L. Lamm
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 PANOS F. KORDONIS and ANGELA K. KORDONIS, 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.

Panos F. Kordonis

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 11th day of August, 2004.

Belen L. Lamm
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 18B 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#: 425-07-00-308

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 18B
Charleston, SC 29412

STATE OF SOUTH CAROLINA

Date of Transfer of Title
August 11, 2004

T505PG334

) AFFIDAVIT

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 Panos F. Kordonis and Angela K. Kordonis ON 08/11/04.
3. Check one of the following: The deed is:
(a) ☒ 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) ☒ 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 ☒ 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
08/11/04

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



BK T505PG335

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage _____

Total 325.50

C

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

FILED
T505-330
AUG 13 PM 1:12
CLERK OF COURT
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**
REP WNG
DATE 8/23/04

RECEIVED FROM RMC
AUG 23 2004
PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK T5106771

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 MARIO ECHAVARRIA and SUE ECHAVARRIA, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, MARIO ECHAVARRIA and SUE ECHAVARRIA, 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 MARIO ECHAVARRIA and SUE ECHAVARRIA, 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 MARIO ECHAVARRIA and SUE ECHAVARRIA, 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 23rd 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

Michelle [Signature]
Musak Farley

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

BK T5106772

Nichelle Shair
Meresa K. Farley

Mario Echavarría
MARIO ECHAVARRIA, Grantee
Sue Echavarría
SUE ECHAVARRIA, 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 14th day of September, 2004.

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

Nichelle Shair

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named MARIO ECHAVARRIA and SUE ECHAVARRIA, 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 14th day of September, 2004.

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

Nichelle Shair

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 10-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#: 425-07-00-275

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: 2053 Bancroft Lane
Mt. Pleasant, S.C. 29466

OK T510-6775

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

September 23, 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 Mario Echavarria and Sue Echavarria ON 09/23/04.
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
09/23/04

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.



BK T510PS776

**Davidson
Bennett
& Wigger**
ATTORNEYS AT LAW

Recording
Fee 11.00
State 234.00
Fee
County 99.00
Fee
Postage _____
TOTAL 344.00

C

FILED

T510-771

2004 SEP 28 PM 3:07

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**REP LYXGDATE 12/16/01

RECEIVED FROM RMC

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK T519PG324

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 ANTHONY M. ENNIS AND KASHMIRA P. ENNIS, ("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 ANTHONY M. ENNIS AND KASHMIRA P. ENNIS, 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 ANTHONY M. ENNIS AND KASHMIRA P. ENNIS 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 ANTHONY M. ENNIS AND KASHMIRA P. ENNIS, 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.

OK T519PG325

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 15th 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: [Signature]
Mark W. Weeks, Its Asst. Secretary

[Signature]
[Signature]
[Signature]
[Signature]
ANTHONY M. ENNIS, Grantee
KASHMIRA P. ENNIS, 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 15th day of November, 2004.

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

BK

)

)

Ben K Green

This the 15th day of November, 2004.

My commission expires: 07/01/01

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 10-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#: 425-07-00-272

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: 2452 Rockland Ave
Wadmalaw Island, S.C.
29487

BK T519PG329

STATE OF SOUTH CAROLINA

Date of Transfer of Title

) AFFIDAVIT

November 15, 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 Anthony M. Ennis and Kashmira P. Ennis ON 11/15/04.
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.

 Grantor, Grantee or Legal Representative
 Connected with this Transaction

Mont W. Weeks
 Print or Type Name Here

SWORN to before me this

11/15/04

Notary Public for South Carolina

My Commission expires: 10-18-09

RECORDER'S PAGE

This page Must remain with
the original document.



BK T519PG330

Recording

Fee 12.00

State Fee 234.00

County Fee 99.00

Postage _____

TOTAL 345.00

Frederick H. Brown
350 Folly Road
Charleston, SC 29412

FILED
T519- 324

2004 DEC 20 PM 3:53

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**REP ADJDATE 1/13/05

RECEIVED FROM RMC

JAN 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 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 IRA S. GATES AND MAUREEN G. JOHNSTON, ("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 IRA S. GATES AND MAUREEN G. JOHNSTON, 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 IRA S. GATES AND MAUREEN G. JOHNSTON 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 IRA S. GATES AND MAUREEN G. JOHNSTON, 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 1ST 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.

BK U508PG413

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

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

[Signature]

[Signature]

[Signature]

[Signature]
IRA S. GATES, Grantee

[Signature]

[Signature]
MAUREEN G. JOHNSTON, 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 1st day of September, 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 IRA S. GATES AND MAUREEN G. JOHNSTON, 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.

Deed and that he/she with the

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 1st 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-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#: 425-07-00-339

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: 1038 Winward Road
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
September 1, 2004

DK U508PG417

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 Ira S. Gates and Maureen G. Johnston 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 \$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.

Ira S. Gates
Grantor, Grantee or Legal Representative
Connected with this Transaction

SWORN to before me this
09/01/04

Mark W. Weeks
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 U508PG418

Recording
Fee 12.00
State
Fee 232.70
County
Fee 98.45

Postage _____

TOTAL 343.15 B

(3)

Davidson
Bennett
Wigger

FILED

U508-412

2004 SEP -8 PM 4:34

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 9/20/04

RECEIVED FROM RMC

SEP 2 2PM

FRANCY A MOSELEY
CHARLESTON COUNTY AUDITOR

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 and 00/100ths (\$92,000.00) Dollars, to it in hand paid at and before the sealing of these presents by MARGARET P. VANDETTI, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, MARGARET P. VANDETTI, 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.

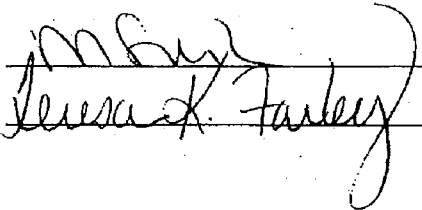
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said MARGARET P. VANDETTI, her heirs and/or assigns, forever.

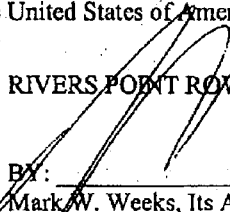
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said MARGARET P. VANDETTI, her heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim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

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 3rd 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


Lisa K. Farley

BY: 
Mark W. Weeks, Its Asst. Secretary

M. Gail
Theresa K. Farley
Margaret P. Vandetti
MARGARET P. VANDETTI, 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.

M. Gail

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 21st 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 MARGARET P. VANDETTI, 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. Gail

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 21st 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 11-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#: 425-07-00-283

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 River Pt. Run Unit # 11-E
CHAR, S.C. 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

) AFFIDAVIT

Date of Transfer of Title

September 3, 2004

BK U508PG423

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 P. Vandetti ON 09/03/04.
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 \$92,000.00
(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) \$92,000.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$92,000.00 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
09/03/04

Messiah 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 U508PG424

Recording

Fee 10.00

State 239.20

Fee 101.20

County 101.20

Fee 101.20

Postage

TOTAL 350.40

C

FILED

U508-419

2004 SEP -8 PH 4:37

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP UMG

DATE 9/20/04

RECEIVED FROM RMC

SEP 21 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

WHEREAS, a Deed from Rivers Point Row, LLC, to Francis W. Adams, Jr. was recorded in the RMC Office for Charleston County, SC, in Book M506, at Page 704, conveying Unit Number 18-B and TMS#: 425-07-00-299 (actual TMS # for Unit 13-E); and

WHEREAS, Unit 18-B was previously conveyed to Panos F. Kordonis and Angela K. Kordonis with the correct TMS number, and Unit 18-B was no longer owned by Rivers Point Row, LLC; and

WHEREAS, it was the intent and belief of Rivers Point Row, LLC, to convey to Francis W. Adams, Jr. Unit Number 13-E with the TMS number of 425-07-00-299; and

WHEREAS, Rivers Point Row, LLC, is desirous of reconveying all right, title and interest in the subject property to Francis W. Adams, Jr. to confirm the actual unit number 13-E as well as the correct TMS#: 425-07-00-299;

NOW, THEREFORE, this Deed is being entered into record to confirm the previous conveyance as being Unit Number 13-E TMS#: 425-07-00-299 with regard to the herein below described property;

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

CONFIRMATORY
TITLE TO REAL ESTATE
(Title Not examined)

KNOW ALL MEN BY THESE PRESENTS, that, **RIVERS POINT ROW, LLC**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **FIVE and NO/100s (\$5.00) DOLLARS** and the correction of the Deed recorded in Book M506, at Page 704, the Grantors paid by **FRANCIS W. ADAMS, JR.** (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **FRANCIS W. ADAMS, JR.**, his Heirs and Assigns, in fee simple, the following described real property, to-wit:

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 13-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

BK U524 PG452

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.

SUBJECT to any and all Restrictions, Covenants, Conditions, Easements, Rights of Way and all other matters affecting subject property, of record in the Office of the RMC for Charleston County, South Carolina.

ALSO SUBJECT to all terms and conditions in the original Indenture Deed recorded in Book M506, at Page 706.

THIS being the same property as conveyed to the Grantor as outlined hereinabove.

TMS No.: 425-07-00-299

Grantee's Address: P.O. Box 326, Hodges, SC, 29653

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 Grantee, **FRANCIS W. ADAMS, JR.**, his Heirs and Assigns forever.*

OK U524PG453

WITNESS our hands and seals this 1st day of February in the year of
our Lord two thousand five (2005) and in the two hundred twenty-ninth (229) year of the
Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RIVERS POINT ROW, LLC

BY: [Signature]
MARK W. WEEKS, Its Assistant Secretary

[Signature]
Witness #1

[Signature]
Witness #2

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

ACKNOWLEDGMENT

THE FOREGOING instrument was acknowledged before me by the above signed
parties on this 1st day of February 2005.

[Signature]
Notary Public for SOUTH CAROLINA

My Commission Expires: 10-9-10

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

BK

U524PG454

Date of Transfer of Title

February __, 2005.

} 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 Francis W. Adams, Jr. ON 02/01/05.
3. Check one of the following: The deed is:
(a) ___ 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) X EXEMPT from the deed recording fee because (Exemption #12) (Corrective Deed to confirm Title)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00
(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) \$ 0.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$ 0.00 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
02/01/05

Theresa 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



BK

U524PG455

confirmatory

Recording

Fee 10.00

State

Fee

County

Fee ~~0.00~~

Postage

Total 10.00

20

FILED

U524-451

2005 FEB -4 PM 3:09

CHARLES LIBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP *[Signature]*

DATE 2/17/05

RECEIVED FROM RMC

FEB 17

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

(843) 958-4800

2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29402-0726

BK V499PG489

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 HARVEY J. MASON, ("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 HARVEY J. MASON, his heirs and/or assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

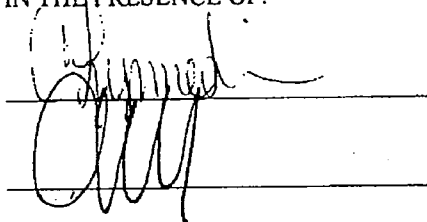
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said HARVEY J. MASON, 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 HARVEY J. MASON, 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 23rd 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:

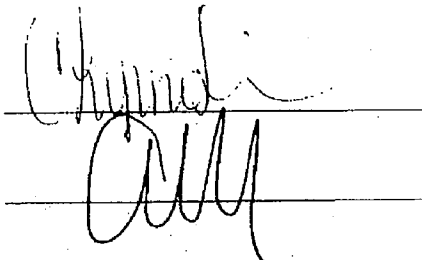


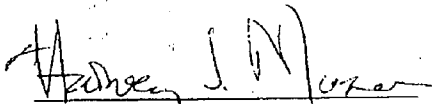
RIVERS POINT ROW, LLC

BY:

Mark W. Weeks, Its Asst. Secretary

BK V499PG490

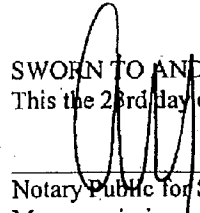



HARVEY J. MASON, Grantor

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.

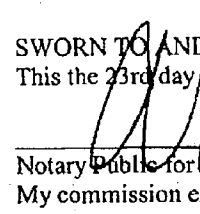

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 23rd day of June, 2004.

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 HARVEY J. MASON, 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 23rd day of June, 2004.

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

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 3-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#: 425-07-00-245

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: 1300 Chadsford Place
Charlotte, NC 28211

STATE OF SOUTH CAROLINA

)
) AFFIDAVIT
)

Date of Transfer of Title
June 23, 2004

COUNTY OF Charleston

BK V499PG493

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 Harvey J. Mason ON 06/23/04.
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
06/23/04

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

BK V499PG494

RECORDER'S PAGE

This page Must remain with
the original document.



412
Davidson
Bennett
& Wigger
ATTORNEYS AT LAW

Recording

Fee 11.00

State

Fee 221.00

County

Fee 93.50

Postage

TOTAL 325.50

A

FILED

V499-489

2004 JUN 25 PM 3:32

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 6/29/04

RECEIVED FROM RMC

JUN 29 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

BK V506PG171

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 and 00/100ths (\$89,000.00) Dollars, to it in hand paid at and before the sealing of these presents by DONALD A. HELSEL AND MARJORIE C. HELSEL, ("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 DONALD A. HELSEL AND MARJORIE C. HELSEL, 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 DONALD A. HELSEL AND MARJORIE C. HELSEL 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 DONALD A. HELSEL AND MARJORIE C. HELSEL, 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 19th 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

[Signature]
[Signature]
[Signature]
[Signature]

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

[Signature]
DONALD A. HELSEL, Grantee

[Signature] *Marjorie C. Helsel, Grantee by Donald A. Helsel*
MARJORIE C. HELSEL, Grantee *Her Attorney in Fact*
BY DONALD A. HELSEL,
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.

[Signature]

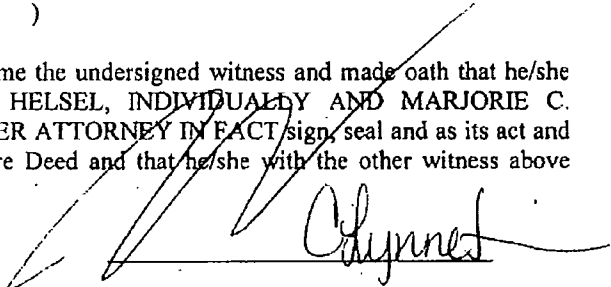
SWORN TO AND SUBSCRIBED BEFORE ME,
This the 19th day of August, 2004.

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

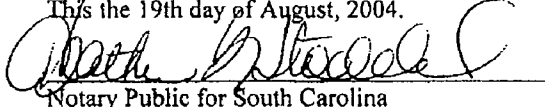
6-18-2009

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named DONALD A. HELSEL, INDIVIDUALLY AND MARJORIE C. HELSEL, BY DONALD A. HELSEL, 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 19th day of August, 2004.



Notary Public for South Carolina

My commission expires: ~~05-16-2012~~

6-18-09

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 6-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#: 425-07-00-338

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: PO Box 2219
North Myrtle Beach, SC 29598

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

BK V506PG176
Date of Transfer of Title
August 19, 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 Donald A. Helsel and Marjorie C. Helsel ON 08/19/04.
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 \$89,000.00
(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) \$89,000.00 the amount listed in Item #4 above
(b) 0.00 the amount listed on Item #5 above (no amount, please zero)
(c) \$89,000.00 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

08/19/04

Mark W. Weeks
Notary Public for South Carolina

My Commission expires: 04-27-2010

6-18-2009

BK V506PG177



RECORDER'S PAGE

This page must remain with
the Original Document

DAVIDSON
BENNETT &
WIGGER

Recording

Fee 12.00

State

Fee 231.40

County

Fee 97.90

Postage _____

Total 341.30

B

(3)

FILED

V506-171
2004 AUG 24 PM 3:46

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP [Signature]
DATE 9/1/04

RECEIVED FROM RMC

SEP - 1 2004

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

(843) 958-4800 2 COURTHOUSE SQUARE CHARLESTON, SOUTH CAROLINA 29402-4026

BK V506PG178

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 Nine Hundred and 00/100ths (\$89,900.00) Dollars, to it in hand paid at and before the sealing of these presents by CHARLES R. THOMPSON, III AND JANE WIGGINS THOMPSON AND CHARLES R. THOMPSON, 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 CHARLES R. THOMPSON, III AND JANE WIGGINS THOMPSON AND CHARLES R. THOMPSON, JR., 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 CHARLES R. THOMPSON, III AND JANE WIGGINS THOMPSON AND CHARLES R. THOMPSON, JR., 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 CHARLES R. THOMPSON, III AND JANE WIGGINS THOMPSON AND CHARLES R. THOMPSON, JR., 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 V506PG179

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 19th 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

Chynne Simon
Mark W. Weeks
Chynne Simon
Mark W. Weeks

Charles R. Thompson III
CHARLES R. THOMPSON, III, Grantee

Jane Wiggins Thompson
JANE WIGGINS THOMPSON, Grantee

Charles R. Thompson, Jr.
CHARLES R. THOMPSON, 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.

Chynne Simon

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 19th day of August, 2004.

Mark W. Weeks
Notary Public for South Carolina

My commission expires: ~~05-16-2012~~

6-18-09

BK V506PG180

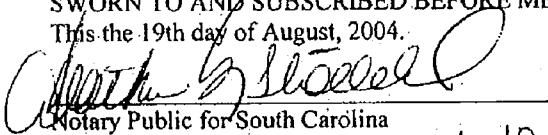
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named CHARLES R. THOMPSON, III AND JANE WIGGINS THOMPSON AND CHARLES R. THOMPSON, 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.

SWORN TO AND SUBSCRIBED BEFORE ME,

This the 19th day of August, 2004.


Notary Public for South Carolina

My commission expires: ~~05-16-2012~~ 6-18-09

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 8-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#: 425-07-00-256

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: 420 Green Brier Lane
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer ~~08/19/04~~

August 19, 2004

BK

V506PG183

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 Charles R. Thompson, III and Jane Wiggins Thompson and Charles R. Thompson, Jr. on 08/19/04.
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 \$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

SWORN to before me this

08/19/04

Mark W. Weeks
Notary Public for South Carolina

My Commission expires: 05-18-2012

06-18-09

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 V506PG184

Recording Fee 12.00

State Fee 234.00

County Fee 99.00

Postage _____

Total 345.00

B (3)

FILED

V506-178

2004 AUG 24 PM 3:42

LIBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**
REP JA
DATE 9/1/04

RECEIVED FROM RMC
SEP - 1 2004
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 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 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"

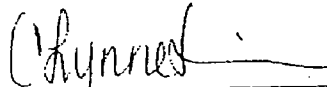
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

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.

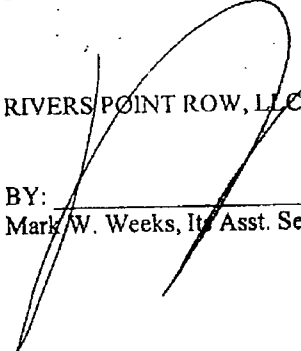
IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 30th day of September, in the year of our Lord Two Thousand and Four and in the Two Hundred and Twenty-Ninth year of the Sovereignty of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:





RIVERS POINT ROW, LLC

BY: 
Mark W. Weeks, Its Asst. Secretary

BK

V511PG150

Chynne

Stevenson E. Kemp, Jr.
STEVENSON E. KEMP, JR., Grantee

Nichelle Smith

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.

Chynne

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

Nichelle Smith
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 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.

Chynne

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

Nichelle Smith
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 S-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#: 425-07-00-328

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 V511PG152

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 Rosehill Lane
Mount Pleasant, SC 29464

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title

September 30, 2004

BK

V511PG153

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 09/30/04.
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 \$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.

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

SWORN to before me this
09/30/04

Richard W. Weeks
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



BK V511PG154

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

B

FILED

V511-149
2004 OCT -5 PM 4:53

CLERK OF COURT
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**
REP umg
DATE 10/18/04

RECEIVED FROM RMC
OCT 18 2004
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 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 ZACH MIDDLETON AND LINDSAY MIDDLETON, ("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 ZACH MIDDLETON AND LINDSAY MIDDLETON, 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 ZACH MIDDLETON AND LINDSAY MIDDLETON 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 ZACH MIDDLETON AND LINDSAY MIDDLETON, 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 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: [Signature]
Mark W. Weeks, Its Asst. Secretary

[Signature]

[Signature]

[Signature]

[Signature]
ZACH MIDDLETON, Grantee

[Signature]
LINDSAY MIDDLETON, 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 September, 2004.

[Signature]

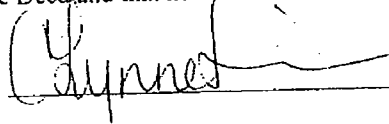
Notary Public for South Carolina
My commission expires: 05-16-2012

BK V511PG157

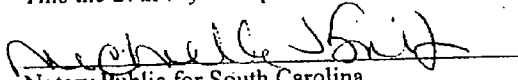
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named ZACH MIDDLETON AND LINDSAY MIDDLETON, 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 29th 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 6-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#: 425-07-00-332

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 #6-B
Charleston, SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
September 29, 2004

BK V511PG160

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 Zach Middleton and Lindsay Middleton ON 09/29/04.
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 \$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
09/29/04

[Signature]
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



BK V511PG161

Recording Fee 17.00
State Fee 221.00
County Fee 93.50

Postage _____

Total 326.50

FILED

V511-155
2004 OCT -5 PM 4:58

LIBRARIAN
REGISTER
CHARLESTON COUNTY SC

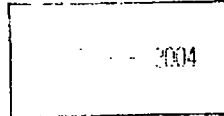
B

(3)

**PID VERIFIED
BY ASSESSOR**

REP LMG
DATE 10/18/04

RECEIVED FROM RMC



PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

(843) 958-4800 2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29402-0726

BK V51186464

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-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 CHARLES H. DAUGHTREY, JR. and JOYCE E. DAUGHTREY, ("Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, CHARLES H. DAUGHTREY, JR. and JOYCE E. DAUGHTREY, 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.

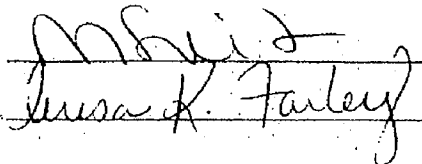
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said CHARLES H. DAUGHTREY, JR. and JOYCE E. DAUGHTREY, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common, their heirs and/or assigns, forever.

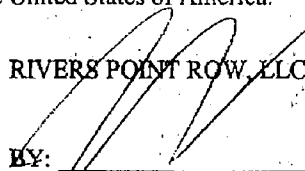
AND Grantor does hereby bind itself, its successors and/or assigns, to warrant and forever defend, all and singular, the said Premises unto the said CHARLES H. DAUGHTREY, JR. and JOYCE E. DAUGHTREY, their heirs and/or assigns, against it and its successors and/or assigns, and all persons whomsoever lawfully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

IN WITNESS WHEREOF Grantor has caused these presents to be executed this the 5th 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


Mark W. Weeks, Its Asst. Secretary

BY: 
Mark W. Weeks, Its Asst. Secretary

2K V51166465

Paul K Corneo Charles H. Daughtrey, Jr.
CHARLES H. DAUGHTREY, JR.,
Grantee
[Signature] Joyce E. Daughtrey
JOYCE E. DAUGHTREY, 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 9th day of October, 2004.

Lisa 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 CHARLES H. DAUGHTREY, JR. and JOYCE E. DAUGHTREY, 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.

Paul K Corneo

SWORN TO AND SUBSCRIBED BEFORE ME,
This the 9th day of October, 2004.

[Signature]
Notary Public for South Carolina
Exp 7/08/09

EXHIBIT "A"

ALL that certain Unit, situate, lying and being in Charleston County, State of South Carolina, known and designated as Unit Number 17D 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#: 425-07-00-366

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 V511-167

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:

736 Jimmie Dr
Charleston SC 29412

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

)
) AFFIDAVIT
)

Date of Transfer of Title
October 5, 2004

BK V511PG168

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 Charles H. Daughtrey, Jr. and Joyce E. Daughtrey ON 10/05/04.
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 \$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
10/05/04

Tracy 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.



Frederick H. Brown

rf

FILED

V511-464

2004 OCT -6 PM 3:11

CHARLES LYBRAND
RECORDER
CHARLESTON COUNTY SC

OK 4511PG469.

Recording

Fee 11.00

State 217.10

County 91.85

Postage _____

Fee _____

Postage _____

TOTAL 319.95B

③

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 10/18/04

RECEIVED FROM RMC

OCT 18 2004

PEGGY A. MOSTLEY
CHARLESTON COUNTY SC

BK V515PG267

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 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