



2021007242

EASEMENT
RECORDING FEES
STATE TAX
COUNTY TAX\$25.00
\$0.00
\$0.00

PRESENTED & RECORDED: 11-05-2021 02:45:46 PM

BK: RB 3032**PG: 165 - 166**HAND LAW FIRM, LLC
102 W 8TH NORTH STREET STE F
SUMMERVILLE SC 29483DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

STATE OF SOUTH CAROLINA)

COUNTY OF COLLETON)

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that FRATERNAL PROPERTIES, INC. (hereinafter Grantor) for and in consideration of the sum of Five and no/100 (\$5.00) Dollars, the receipt of which is hereby acknowledged, does hereby grant to THE FOLLOWING PROPERTIES AND ALL FUTURE OWNERS OF THE FOLLOWING PROPERTIES DESCRIBED AS, THOSE CERTAIN BUILDING LOTS LOCATED ON JAN SAVAGE WAY ON EDISTO ISLAND IN COLLETON COUNTY, SOUTH CAROLINA, AND FURTHER IDENTIFIED AS: 628 JAN SAVAGE WAY, 636 JAN SAVAGE WAY, 644 JAN SAVAGE WAY, 652 JAN SAVAGE WAY, 660 JAN SAVAGE WAY, 668 JAN SAVAGE WAY, 676 JAN SAVAGE WAY, their Heirs, Successors and Assigns (hereinafter Grantees).

A non-exclusive easement or right of way for the purpose of ingress and egress running across an existing roadway which runs from the entrance to The Hammocks at Jeremy Inlet Subdivision in a northwesterly direction and thence making a ninety degree turn back to South Carolina Highway #174, provided, however, that Grantor herein, for itself, its successors and assigns, reserves the absolute right to relocate said roadway, at its sole expense, so long as access is provided across the properties of Fraternal Properties, Inc. to a public road. The maintenance and upkeep of said road shall be the responsibility of the Grantees together with The Hammocks at Jeremy Inlet Property Owners Association (POA), holder of an existing right-of-way set forth in a Grant of Easement dated February 28, 2001 and recorded on March 7, 2001 in Colleton County Book 00931, Page 00015 and all other holders of right-of-way granted heretofore, or hereafter, across the above described property. The cost of the maintenance and upkeep of the roadway shall be allocated by dividing the total roadway maintenance and upkeep costs incurred in the previous year by the total number of homesites served at the beginning of each calendar year.

This easement or right of way granted herein above to the Grantees, their heirs, successors and assigns, is to be utilized for the purpose only of providing ingress and egress or access to the lots described herein and is to run with the lots to subsequent owners.

COLLETON COUNTY ASSESSOR

Tax Map:

358-00-00-004

358-00-00-096

358-00-00-094

358-00-00-092

358-00-00-095

Date: 04/26/2022

THOMAS W. HILL - BLB

HAND LAW FIRM
102 West 8th North Street
Suite F
Summerville, SC 29483
843-225-2274

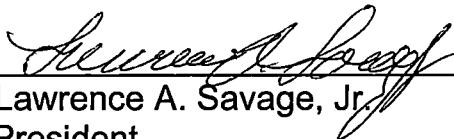
2450

RB BK 3032 PG 165



TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever. Grantor hereby represents that it is the owner of the property over which the right of ways and easements herein set forth are located and that it has the unrestricted right to make this conveyance.

IN WITNESS WHEREOF Fraternal Properties, Inc. has caused this Grant of Easement to be executed and delivered this 1st day of November, 2021.

FRATERNAL PROPERTIES, INC.

BY: 
Lawrence A. Savage, Jr.
Its: President

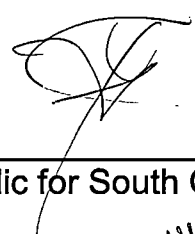
Signed, Sealed and Delivered In
The Presence of:

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged by me this 1st day of November, 2021, by Lawrence A. Savage, Jr., as President of Fraternal Properties, Inc. on behalf of the corporation.


Notary Public for South Carolina

My Commission Expires: 11/10/20

