BP0950086

# PGS: 5

STATE OF SOUTH CAROLINA )
) EASEMENT AGREEMENT
COUNTY OF CHARLESTON )

WHEREAS, EPIC2020, LLC (hereinafter "Grantor") is the owner of that certain real property briefly described as and commonly known as Lot 3, Retriever Road, Wadmalaw Island, South Carolina, TMS No. 198-00-00-016 (the "Property"); and

WHEREAS, Barton A. Proctor and Marian B. Proctor (hereinafter "Grantee") is the owner of the adjacent real property on the east side of the property line of the Property known as Lot 2, Retriever Road, Wadmalaw Island, South Carolina, TMS No. 198-00-00-017, and designated as Lot 2 on a plat entitled "EASEMENT EXHIBIT", prepared by Knight Surveying & Mapping, LLC, and attached hereto as Exhibit A; and

WHEREAS, the above referenced Plat disclosed a wooden fence that meanders along the eastern boundary line of the Property and encroaches into the property by over 13 feet at a point; and

WHEREAS, the undersigned parties are the owners of all of the property benefitted and burdened by this easement.

NOW THEREFORE, the Grantor, for Five Dollars and No/100 ($5.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, grant and convey to the Grantee an easement in gross for and over, on and across that portion of Grantor's property that is encroached by the improvement as reflected in said survey and attached as Exhibit A hereto.

This Agreement does not run with the land but instead has a specified duration for the period of ownership of the Property by the Grantor. Upon the sale of the Property by Grantor, at Grantor's request, Grantee or Grantee's heirs, successors or assigns, agrees to execute a release of easement to Grantor releasing all parties from this Agreement. Nothing stated herein shall prevent Grantor's future heirs, successor or assigns from executing a new easement agreement to address the encroachment described herein.

*[Signature pages to follow]*

GRANTOR:

EPIC2020, LLC

WITNESSES:

Witness #1
Printed Name: Daniel Gates

By: Rick Walliser
Its: managing member

Witness #2
Printed Name: Brian Reece

STATE OF SOUTH CAROLINA )
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON )

I, the undersigned Notary Public, do certify that the within named Rick Walliser, managing member, of EPIC2020, LLC, personally appeared before me and, having satisfactorily proven to be the person(s) whose name(s) is/are subscribed above, acknowledged the due execution of the foregoing instrument.

SWORN to before me this 3RD day of DECEMBER, 2020.

Notary Public for South Carolina
My Commission Expires: 10-4-2028

BRANDON PRIDEMORE NOTARY PUBLIC SOUTH CAROLINA

Grantee:

WITNESSES:

Mark R.A. Horn

Witness #1
Printed Name: Mark R.A. Horn

Barton A. Proctor

Witness #2
Printed Name: Alexa Puglisi

Marian B. Proctor

STATE OF SOUTH CAROLINA )
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON )

I, the undersigned Notary Public, do certify that the within named Barton A. Proctor and Marian B. Proctor, personally appeared before me and, having satisfactorily proven to be the person(s) whose name(s) is/are subscribed above, acknowledged the due execution of the foregoing instrument.

SWORN to before me this 8 day of December, 2020.

VERONICA SHEPHERD
Notary Public, State of South Carolina
My Commission Expires 8/6/2029

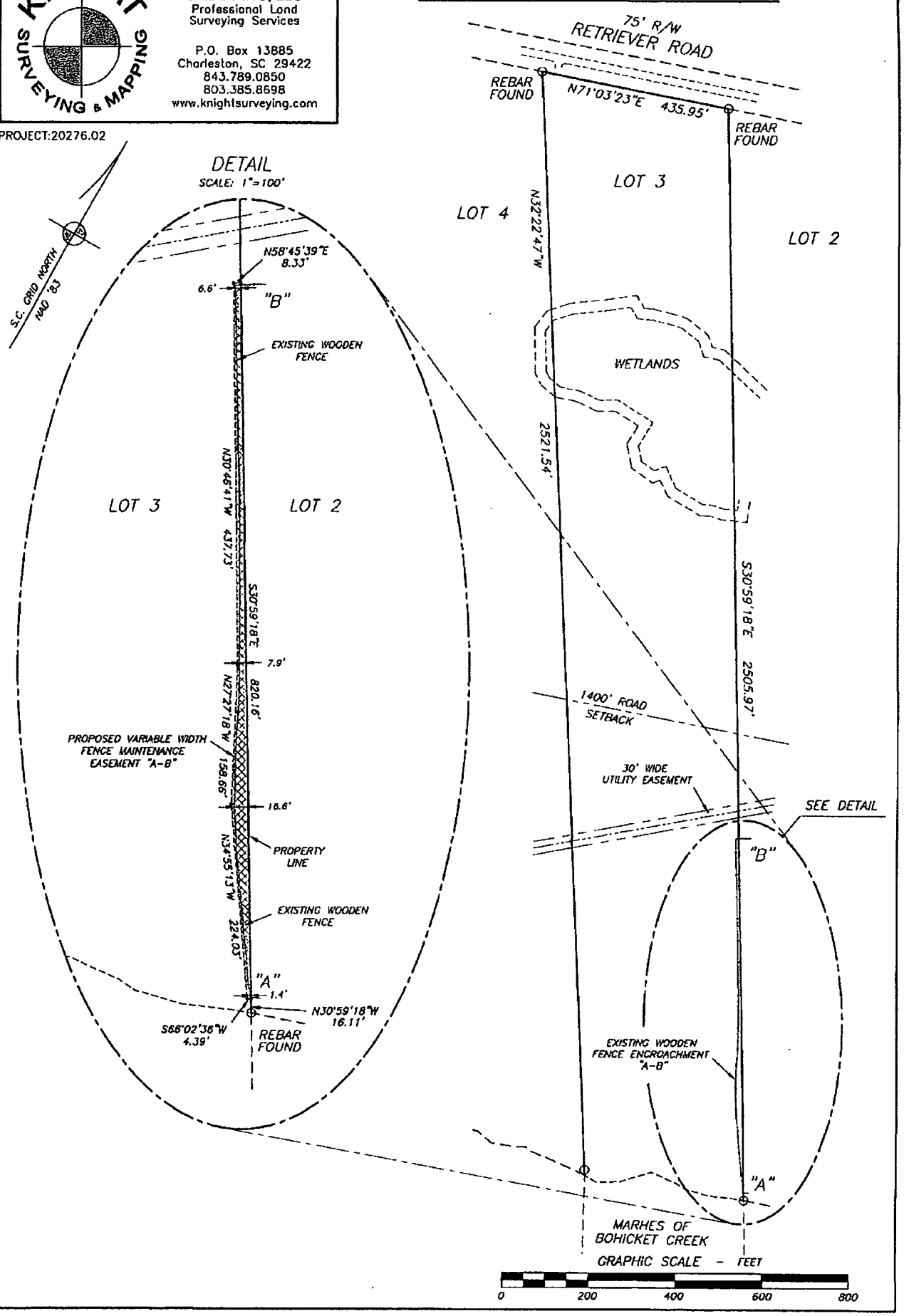
Notary Public for South Carolina
My Commission Expires: 8/6/2029

KNIGHT SURVEYING & MAPPING, LLC
Professional Land Surveying Services

P.O. Box 13885
Charleston, SC 29422
843.789.0850
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www.knightsurveying.com

# EASEMENT EXHIBIT

PROJECT:20276.02



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