

OR BK 1135 PG 555 - 558 (4)
202300005650 10/05/2023 10:39:32 AM
eFiled for Record in JASPER COUNTY, SC ROD
EASE Fee: \$25.00
State Tax: \$0.00 Local Tax: \$0.00
Vanessa Wright, Registrar

Easement # 904891

Megan C. Horton / Megan Horton / MH
Auditor Jasper County, SC

State of South Carolina

Date: 10/10/2023 01:50:20 PM
Jasper County Assessor's Office
Tax Map No.: 042-00-02-012
Transfer No.: 202300005650

County of Jasper

Hailey Bennett - JASPER COUNTY, SC

KNOW ALL MEN BY THESE PRESENTS that I (WE) iGEN LEASING SYSYEMS, LLC of the County and State aforesaid, hereinafter sometimes referred to as "Grantor" (whether singular or plural), for and in consideration of the sum of One Dollar (\$1.00) to me (us) in hand paid, receipt of which is hereby acknowledged at and before signing and sealing of these presents, do hereby bargain, grant and convey to the DOMINION ENERGY SOUTH CAROLINA, INC., a South Carolina corporation having its principal office in Cayce, South Carolina, hereinafter sometimes referred to as "Grantee", a right of way, over such route as Grantee has selected, having a variable width upon, over, under and across lands of Grantor situated in the County of Jasper, State of South Carolina, described as follows: Being a tract of land containing 10.00 acres, more or less, and being the same lands conveyed to Grantor by deed of Glover Real Estate, LLC, dated or recorded September 28, 2022 and recorded in the Register of Deeds Office for Jasper County in Deed Book 1110 at Page 1095 (the "Property").

Said property is a tract of land located along the easterly side of Kato Bay Road and the westerly side of I-95, in or near the Town of Hardeeville.

Right-of-way is as more fully shown on Dominion Energy South Carolina, Inc. drawing PA-10513-60307, attached hereto as "EXHIBIT A".

TMS: 042-00-02-024 (FORMERLY A PORTION OF TMS NO.: 042-00-02-012).

Together with the right to construct, maintain, operate, replace and alter thereon and thereunder one or more lines for the transmission or distribution of electric energy, consisting of supporting structures, overhead and underground conductors and lightning protective wires, municipal, public or private communication wires, guys, push braces and other accessory apparatus and equipment deemed by Grantee to be necessary or desirable thereof, as well as the right to install, maintain and use anchors and guy wires on land adjacent to the right of way herein granted; and also the right to construct, maintain, operate, replace and alter thereon and thereunder a line or lines of pipe to be buried to such depth so that it will not interfere with ordinary cultivation of said land, with valves, tieovers and appurtenant facilities, for the transportation of gas, oil petroleum products or any other liquids, gases or substances which can be transported through a pipe line.

Together also with the right from time to time to redesign, rebuild or alter said lines and to install such additional lines, apparatus and equipment as Grantee may at any time deem necessary or desirable, and the right to remove any line or any part thereof.

Together also with the right of ingress, egress, and access to and from the right of way across and upon the Property as may be necessary or convenient for purposes connected with said right of way.

Grantee shall have the right from time to time to remove or clear and keep clear such trees, underbrush, structures and other obstructions upon said right of way and such trees ("danger trees") beyond the same as in the judgment of Grantee may interfere with or endanger said lines or appurtenances when erected; provided that Grantee will pay to Grantor the fair market value of such danger trees at the time of cutting as determined by a registered professional forester, and the right of entry upon said property of Grantor for all of the purposes aforesaid.

PROVIDED, however, any damage to the property of Grantor (other than to property cleared or removed as hereinbefore provided) caused by Grantee in the course of constructing, rebuilding or repairing said lines shall be borne by Grantee.

Reserving, however, to Grantor the right to cultivate and use the ground within the limits of said right of way, provided that such use shall not interfere with or obstruct the rights herein granted, and provided further that no building or other structure shall be erected by Grantor within the width of said right of way.

And it is a condition of this grant that Grantee shall tender, and Grantor shall accept, Grantee's check in the sum of **Two Hundred Eighty Eight Thousand and No/100 Dollars (\$288,000.00)**. Should any liens and encumbrances exist, Grantee reserves the right at its discretion to pay all or any portion of the consideration for this agreement to the holders of any liens on the Property. Such payments to lien holders shall be part of the consideration for this agreement to the same effect as if made directly to the Grantor. TO HAVE AND TO HOLD the aforesaid rights by Grantee, its successors and assigns, as aforesaid.

And Grantor agrees to warrant and forever defend the above granted rights against themselves or their heirs and against any other person lawfully claiming or to claim the same or any part thereof.

The word "Grantor" shall include Grantor's heirs, executors, administrators, successors, and assigns, as the case may be. The word "Grantee" shall include Grantee's successors and assigns and its wholly or partially owned subsidiaries.

[SIGNATURES TO FOLLOW]

Easement # 904891

IN WITNESS WHEREOF, Grantor has duly executed this indenture the 28th day of **SEPTEMBER, 2023**.

WITNESS:

iGEN LEASING SYSEMS, LLC

Kate McClain

By: [Signature] (SEAL)

1st Witness
[Signature]

GLEN GRACE
Print Name

2nd Witness

AUTHORIZED SIGNATORY
Title

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the within named **GLEN GRACE, AUTHORIZED SIGNATORY** of **iGEN LEASING SYSEMS, LLC** personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument.

Sworn to before me this 28th day of **SEPTEMBER, 2023**

[Signature]
Signature of Notary Public State of SC

My commission expires: 8/24/2030

Meredith Lazarski
Print Name of Notary Public



**RIGHT OF WAY GRANT TO
DOMINION ENERGY SOUTH CAROLINA, INC.**

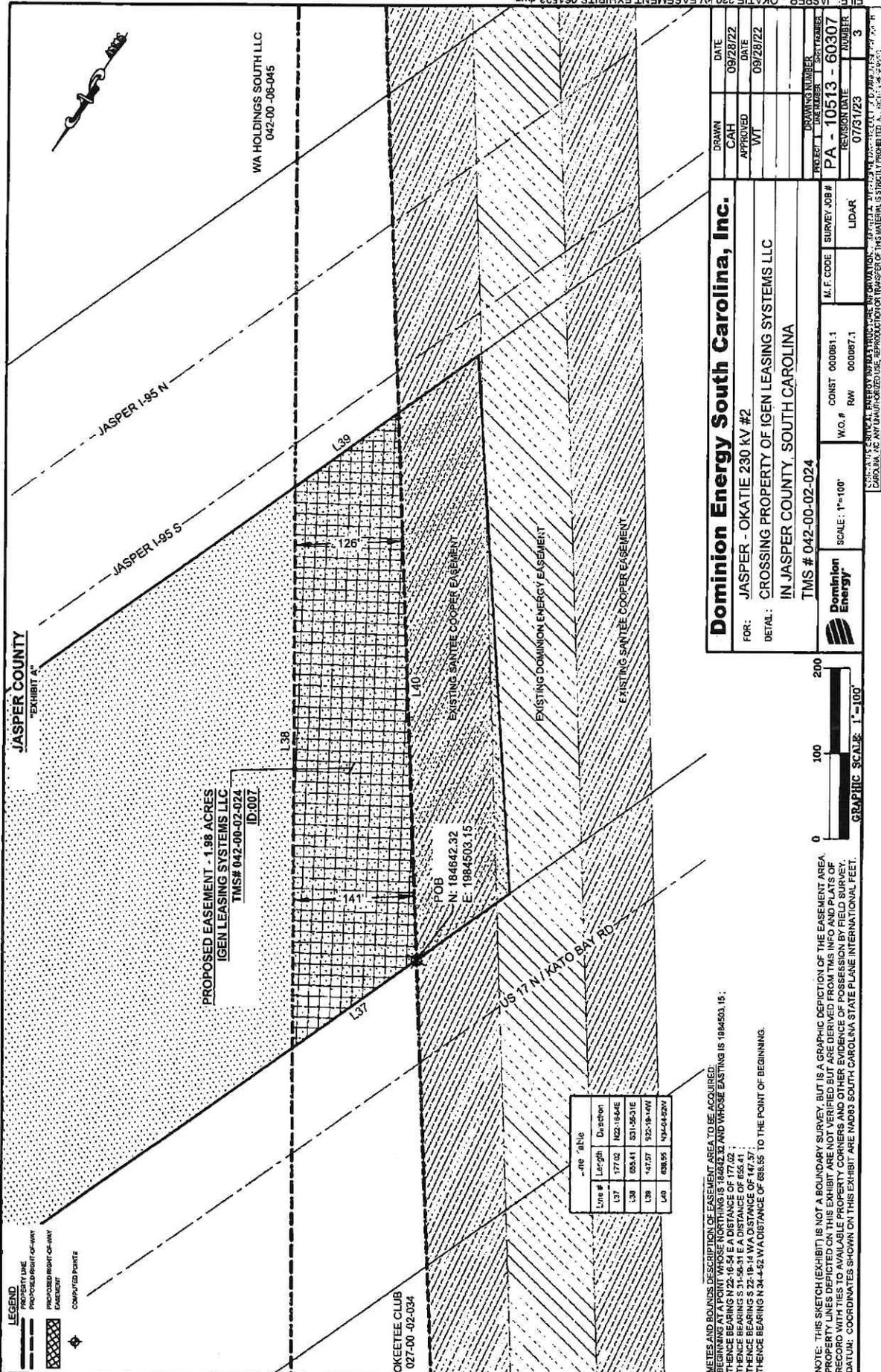
Line: **Okatie - Riverport 230 kV**

County: **Jasper**

R/W File Number: **26191**

Grantor(s): **iGEN LEASING SYSEMS, LLC**

Return to: **DESC**



PLAN "SAFETY" INTO EVERY JOB

CAD DRAWING - DO NOT REVISE MANUALLY

NOTE: THIS SKETCH (EXHIBIT) IS NOT A BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE EASEMENT AREA. BEGINNING AT A POINT WHOSE NORTHING IS 184642.32 AND WHOSE EASTING IS 1884503.15; THENCE BEARING N 22°16'54" E A DISTANCE OF 177.02; THENCE BEARING S 31°56'31" E A DISTANCE OF 655.41; THENCE BEARING S 22°19'14" W A DISTANCE OF 147.57; THENCE BEARING N 34°4'32" W A DISTANCE OF 688.95 TO THE POINT OF BEGINNING.

Line #	Length	Direction
L37	177.02	N22°16'54"E
L38	655.41	S31°56'31"E
L39	147.57	S22°19'14"W
L40	688.95	N34°4'32"W

LEGEND
 PROPOSED EASEMENT LINE
 PROPOSED RIGHT-OF-WAY
 EXISTING RIGHT-OF-WAY
 EXHIBIT A
 COMPUTED POINTS



Domain Energy South Carolina, Inc.
 FOR: JASPER - OKATIE 230 KV #2
 DETAIL: CROSSING PROPERTY OF IGEN LEASING SYSTEMS LLC
 IN JASPER COUNTY, SOUTH CAROLINA
 TMS # 042-00-02-024

CONST 000051.1
 W/O. # RW 000087.1
 M.F. CODE SURVEY JOB #
 PA - 10513 - 60307
 LIDAR

SCALE: 1"=100'

DATE 09/28/22
 DRAWN CAH
 APPROVED WT

PROJECT NUMBER
 PROJECT DATE
 PROJECT NUMBER
 PROJECT DATE

REVISION NUMBER
 REVISION DATE
 07/31/23 3

JASPER - OKATIE 230 KV EASEMENT EXHIBITS 061523.dwg

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