GRANTEE'S ADDRESS: 24 Vendue Range Charleston, SC 29401

KNOW ALL MEN BY THESE PRESENTS, THAT

PARROT CREEK PARTNERS

in the State aforesaidfor/and	in consideration of the sum of
FIVE AND NO/100 (\$5.00)	
to it in hand paid at and before the sealing of these presents by	PARROT CREEK HOMEOWNERS ASSOCIATION, INC.
in the State aforesaud	the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, and by these Pr	esents do grant, bargain, sell and
release unto the said _PARROT_CREEK_HOMEOWNERS_ASSOCIATION_INC	ITS SUCCESSORS AND ASSIGNS:

ALL those certain roads or rights of way, situate, lying and being on James Island, in the County of Charleston, State of South Carolina, and shown and designated as Parrot Creek Way, Water Turkey Retreat, Catbird Retreat, Crowned Kinglet Retreat and Duck Hawk Retreat on Plats entitled "Subdivision Plat of Parrot Creek Subdivision" dated April 1, 1987, and revised April 23, 1987, by Harold B. Nielson, Jr., PE & LS, and recorded in the RMC Office for Charleston County in Plat Book BN at Pages 51, 52 and 53, which plats are expressly incorporated herein by specific reference thereto.

Said roads or rights of way have the buttings, boundings, dimensions and measurements as will more fully appear by reference to said plat.

ALSO

ALL those certain drainage easements located in Parrot Greek, James Island in the County of Charleston, State of South Carolina, as more fully appear on the plats above referenced. Said drainage casements have the buttings, boundings, dimensions and measurements as will more fully appear by reference to said plats.

ALSO

ALL that certain property shown and delineated as "Common Area" on plats dated April 1, 1987, and revised April 23, 1987, by Harold B. Nielson, Jr., PE and LS, and recorded in the RMC Office for Charleston County in Plat Book BN, Pages 51, 52 and 53. Said common area has the buttings, boundings, dimensions and measurements as will more fully appear by reference to said plats.

The roads or rights of way, drainage easements and common areas above described are a portion of the premises which was conveyed to the Grantor herein by deed of The Most Reverend Ernest L. Unterkoefler as Bishop of Charleston, a Corporation The Most Reverend Ernest L. Unterkoefler sole under the laws of the State of S.C. dated December 17, 1985, and recorded in the RMG Office for Charleston County in Book K150, at Page 349.

THIS CONVEYANCE IS SUBJECT to the following covenants, conditions and reservations:

The owners of property in the Parrot Creek development, their invitees and permittees, shall have the right to use the streets described in the within Deed for ingress, egress, and regress to and from their property and to and from the common facilities in the Parrot Creek development. No obstruction, excepting a gate at the entrance to said development shall be permitted or maintained which prevents the free use of said streets, common areas and facilities by the Grantor, Grantee and property owners, their guests, invitees or permittees.

With respect to certain property included in the above described property and lying Northeast of Parrot Creek Way and shown more fully as Common Area on a Plat recorded in Plat Book BN, Page 51, Charleston County R.M.C. Office, the Grantor herein reserves unto itself, its successors and assigns, an easement for ingress, egress and regress, and for utilities across, over, upon and under the common property northeast of Parrot Creek Way to and from other property presently owned by the Grantor which lies to the northeast of and adjacent to the said common property, said easement being appurtenant thereto and essential and necessary in connection therewith; such easements to be located and established as the Grantor, its successors and assigns, and the Grantee, its successors and assigns shall reasonably agree and the said easements may be substituted for alternate means of access and utilities as the said parties may mutually and reasonably agree.

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

PARROT CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS

**Note: and Assigns forever.

But the gray of

AND	do hereby bind	1 P R L E Z B 1	Heirs,
Executors and Administrate	yr, to warrant and foreve	r defend, all and singular	the said Premises unto the said
Heirs and Assigns, against	and		Heirs, and all persons whomso-
ever			laim the same or any part thereof.
WITNESS our	I land s and Seal	, this	day of
in the year of our Lord one	thousand nine hundred and	EIGHTY-SEVEN	and in the two hundred and
RLEVENTH	year of the So	vereignty and Independenc	e of the United States of America.
SIGNED, SEALED AND D IN THE PRESENCE	ELIVERED	PARROT CREEK PA	
V Deborah Ca		HAROLD B. NIELSON, J	PARTNER (I. S.)
I Cynthia L.	Keny 1	Viela. 4ff.	(L. S.)
·		KENNETH C. GIFFORD,	0.5
	V	JOHN F. HENDRICKS, P.	(L.S.
	P	ROBERT A. HENDRICKS,	PARTNER (L.S.)
The State of South	Carolina,	·	
CHARLESTON	County .		٠
PERSONALLY appea	red before me <u>the unde</u>	ersigned witness	
and made oath that	saw the wi	hin named Parrot Creek	Partners
· ·	sign, seal, and asif	act and deed	l, deliver the within written Doed,
and that			
			_witnessed the execution thereof.
SWORN to before me	, this 10 42	<u></u>	
day of the stiere	A.D. 19 <i>& Z</i>	<u>.</u>	
(Cimition & 1		/ Deborak	Caltrider
Ngtary Public o	f South Carolina	,	
OUBL Ne Commis	13,1993		
on c			