



**EXHIBIT "A"**

All of that certain piece, parcel or tract of land together with the improvements thereon located lying and being situated in Marlboro County, South Carolina, containing 182.72 acres, more or less, and being more particularly shown and delineated on plat entitled, "Plat of Pence Tract" made by John M. Jackson, III, P. L. S., dated 9 May, 2005, which plat is recorded in Plat Cabinet A, Slide #00, page 5, in the Office of the Clerk of Court for Marlboro County, South Carolina.

As shown on the above plat, said tract is bounded generally as follows: On the North by tract owned now or formerly by the Dorothy Adams Revocable Trust and by a dirt road which separates the tract being conveyed from other lands owned now or formerly by the Estate of Elizabeth Pence; on the East by dirt road which separates the tract being conveyed from other lands owned now or formerly by Estate of Elizabeth Pence; on the South by a State Road known as Academy Road; and on the West by a tract owned now or formerly by John McQueen.

For a more complete description of said tract, reference, is craved to aforementioned plat which

Being all of Marlboro County Tax Map Parcel Number 028-00-02-020 and portions of Marlboro County Tax Map Numbers 028-00-02-019, 22-01-02-37 and 22-01-02-029.

These being being designated as portions of Parcels ONE AND FIVE, NINE TEN AND THIRTEEN conveyed to MARLBORO ACADEMY, by deed of Wachovia Bank, N.A., Trustee under Trust Agreement of Elizabeth P. Pence dated February 1, 2002 and recorded December 15, 2004 in Deed Book 484, page 31 in the office of the Clerk of Court for Marlboro County.

See Also, Corrective Deed from Wachovia Bank, N.A., as Trustee under Revocable Trust Agreement of Elizabeth P. Pence Dated February 1, 2002 to Marlboro Academy, LLC dated April 6, 2005 and recorded in Deed Book 490, Page 263 in the office of the Clerk of Court for Marlboro County, S.C. (herein designating the parcels as Parcel One, Parcel Eight, Parcel Nine and Parcel Twelve).

FILED, RECORDED, INDEXED  
05/17/2005 02:32:37PM  
Rec Fee: 10.00      Sc Fee: 1870.00  
Co Fee: 770.00      Pages: 4  
Clerk of Court  
William S. Funderburk

STATE OF SOUTH CAROLINA )  
 ) ACKNOWLEDGEMENT  
COUNTY OF MARLBORO )

I, Patricia M. E. Eby, a Notary Public, do hereby certify that the within named Grantor, MARLBORO ACADEMY, INC., by and through its duly authorized officer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this  
17<sup>th</sup> day of May, 2005.

Patricia M. E. Eby (L. S.)  
Notary Public for South Carolina  
My commission expires 5/31/2013

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05/17/2005 02:32:27PM  
Rec Fee: 10.00 St Fee: 1800.00  
Co Fee: 770.00 Patent \$  
Clerk of Court  
William B. Funderburk

16302 Bk# 492 Pg# 142

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF MARLBORO )

AFFIDAVIT

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

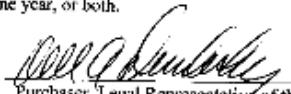
1. Property located at: 182.72+/- Acres, Academy Road, Bennettsville, SC
2. Map Number: 028-00-02-020 and portions of tax map numbers 028-00-02-019, 22-01-02-27 and 22-01-02-029
3. Transferred from: Marlboro Academy, Inc.
4. Transferred to: Dembosky Holdings, LLC
5. Date: May 17, 2005

The transaction was (Check one):

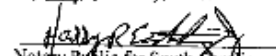
an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$700,000.00  
 not an arm's length real property transaction and the fair market value of the property is \$ \_\_\_\_\_

the above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 et. seq. Because the deed is \_\_\_\_\_

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as \_\_\_\_\_ Purchaser. I further 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.

  
Mary Dembosky  
Purchaser, Legal Representative of the Purchaser, or other Responsible Person Connected with the Transaction

SWORN to before me this  
day 17<sup>th</sup> of May, 2005.

  
Notary Public for South Carolina (L. S.)  
My Commission Expires: 08/13/2012

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