

Prepared by  
SUMNER LAW FIRM, LLC  
Edgefield, South Carolina

Instrument Book Volume Page  
2025-2216 BK 2207 123

**TITLE NOT EXAMINED**

2025-2216  
Filed for Record in  
Edgefield County, SC  
Charles L. Real, Clerk of Court  
04/04/2025 02:01:09 PM  
EASEMENT \$ 25.00  
Bk BK Vol 2207 Page 123 - 132

**STATE OF SOUTH CAROLINA                    )**  
**)** **EASEMENT FOR ACCESS**  
**COUNTY    OF   EDGEFIELD                 )**

**KNOW ALL MEN BY THESE PRESENTS, THAT RONNIE GORDON**  
**a/k/a RONNIE J. GORDON, LEON GORDON, ROBERT D. GORDON, MILTON**  
**K. GORDON, ADDIE B. GORDON-MONROE, RENEE GORDON JOHNSON**  
**and JEANETTE GORDON, (hereinafter referred to as "GRANTORS")** for and in  
consideration of the sum of One Dollar (\$1.00) to us in hand paid, the receipt whereof is  
hereby acknowledged, do hereby grant and convey to **TSRP OF EDGEFIELD, LLC,**  
**(hereinafter referred to as "GRANTEE")** its successors and/or assigns, a Perpetual  
Non-Exclusive Easement for the purpose of ingress and egress on, over and across the  
property of the grantees described herein, said easement appearing as "Old Woods Road"  
on that plat prepared by Todd Surveys Inc. dated February 24, 2003 and recorded in the  
Office of the Clerk of Court for Edgefield County in Judgment Roll 36233, said easement  
beginning on the Grantors' tract where the "Pavement at end of Gordon Town Rd." is  
shown near the southern boundary line of the grantors' tract and running southerly until  
it intersects with the grantee's northern boundary line.

Said easement being located on that property of the Grantors herein named,  
having Edgefield County Tax Map Number 088-00-00-026-000 and described more fully

as follows:

All that certain piece, parcel or tract of land, situate, lying and being within the County of Edgefield, State of South Carolina, containing One Hundred Eighty-Six and Eighty Hundredths (186.80) acres, more or less, located on both sides of Highway S-19-325, bounded and described generally as follows: on the NORTH by lands of Willie Mae Simmons, Raymond Gordon, Sidney Gordon, Sloan Gordon, Alma Daniels, Cleora Gordon, Velma McManus, Milton E. Gordon and Ernest Gordon; on the EAST and SOUTHEAST by lands of International Paper Company; on the SOUTH by lands of Canal Industries and by lands of Miriam Rowland; and on the WEST by lands of Emily O. Timmerman.

*Excluding therefrom, conveyances heretofore made by Willie Gordon to various family members as will more fully appear by reference to the public records for Edgefield County, South Carolina.*

DERIVATION: This being a portion of that property conveyed to Franklin Gordon and D.P. Gordon by deed of Harold Gordon dated October 4, 1989 and recorded October 6, 1989 in the Office of the Clerk of Court for Edgefield County in Deed Book 123 at Page 158. Thereafter, Franklin Gordon and D.P. Gordon deeded said property to Franklin Gordon, D.P. Gordon, Marie G. Adams and Ronnie Gordon by deed dated July 3, 2004 and recorded September 1, 2004 in Record Book 944 at Page 185. Thereafter, Franklin Gordon conveyed his interest to Leon Gordon, Sr. by deed dated November 26, 2014 and recorded December 1, 2014 in Record Book 1501 at Page 153. Thereafter, Marie G. Adams died testate on December 12, 2017 devising her interest to Ronnie J. Gordon, said estate being found in the Probate Court for Edgefield County in File #2018-ES-19-00156 and further evidenced by that Deed of Distribution dated December 20, 2022 and recorded December 28, 2022 in the Office of the Clerk of Court for Edgefield County in Record Book 2016 at Page 319. Thereafter, an Order Determining Heirs dated December 19, 2024 was filed establishing Robert D. Gordon, Milton K. Gordon, Addie B. Gordon-Monroe, Renee Gordon Johnson and Jeanette Gordon as the heirs of D.P. Gordon who died intestate on April 17, 2010, said estate and order being found in the Probate Court for Edgefield County in File 2024-ES-19-00217 and further evidenced by that same Order recorded December 31, 2024 in the Office of the Clerk of Court for Edgefield County in Record Book 2170 at Page 302.

**GRANTORS** further acknowledge that it is their intent that the easement herein granted be an appurtenant easement and therefore, run with the servient estate, that being Tax Map Number 088-00-00-026-000, and the dominant estate, that being 088-00-00-024-000, said dominant estate currently held by the **GRANTEE** herein, and more fully described as follows:

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of Edgefield, State of South Carolina, containing eighty-six and four hundredths (86.04) acres, more or less, as will more fully appear by reference to a

plat thereof, prepared for H.S. Holmes dated February 24, 2003 by Todd Surveys, Inc. and being recorded in the Office of the Clerk of Court for Edgefield County in Judgment Roll 36233. Said plat is incorporated herein and made a part and parcel of this description by reference thereto. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and exact location of the subject property.

This being the identical property conveyed to TSRP of Edgefield, LLC by deed of Leon Gordon dated November 5, 2010 and recorded November 8, 2010 in the Office of the Clerk of Court for Edgefield County in Record Book 1307 at Page 119.

**TO HAVE AND TO HOLD**, all and singular, the said Easement hereinbefore granted, unto the said **TSRP OF EDGEFIELD, LLC**, its successors and/or assigns.

*(SIGNATURES APPEAR ON THE FOLLOWING PAGES.)*

IN WITNESS WHEREOF, we have set our hand and seal this 22 day of

May, 2025.

Signed, Sealed and Delivered  
In the Presence of:

GRANTOR:

Jennifer P. Sumner  
Witness

Mr. Ronnie Jene Gordon  
Mr. Ronnie Gordon  
RONNIE GORDON  
a/k/a RONNIE J. GORDON

Willard P. Kelley  
Witness

STATE OF SOUTH CAROLINA )  
COUNTY OF EDGEFIELD )

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, RONNIE GORDON a/k/a  
RONNIE J. GORDON personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity, and that by his/her/their signature(s) on the instrument the person(s)  
executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME  
This 22 day of May, 2025.

Jennifer P. Sumner  
Notary Public for South Carolina  
My Commission Expires: 3-13-35

**Jennifer P. Sumner**  
Notary Public-State of South Carolina  
My Commission Expires  
**March 13, 2035**

IN WITNESS WHEREOF, we have set our hand and seal this 22 day of

May, 2025.

Signed, Sealed and Delivered  
In the Presence of:

GRANTOR:

Jennifer P. Sumner  
Witness

Leon Gordon  
LEON GORDON

Debbie P. Kelly  
Witness

STATE OF SOUTH CAROLINA )  
COUNTY OF EDGEFIELD )

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, LEON GORDON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME

This 22 day of May, 2025.

Jennifer P. Sumner  
Notary Public for South Carolina  
My Commission Expires: 3-13-35

**Jennifer P. Sumner**  
Notary Public-State of South Carolina  
My Commission Expires  
**March 13, 2035**

IN WITNESS WHEREOF, we have set our hand and seal this 19 day of

May, 2025.

Signed, Sealed and Delivered  
In the Presence of:

GRANTOR:

Pamela M Smith

Robert D. Gordon

Witness #1

Print Name: PAMELA M SMITH

ROBERT D. GORDON

Kirstin N. Fuller

Witness #2

Print Name: KIRSTIN N. Fuller

STATE OF Maryland )  
COUNTY OF Prince Georges )

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, ROBERT D. GORDON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

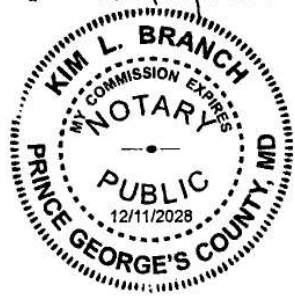
SWORN TO AND SUBSCRIBED TO BEFORE ME

This 19 day of May, 2025.

K. L. Branch

Notary Public for Prince Georges County

My Commission Expires: 12/11/2028



IN WITNESS WHEREOF, we have set our hand and seal this 19<sup>th</sup> day of May, 2025.

Signed, Sealed and Delivered  
In the Presence of:

GRANTOR:

Angela T. Fuller  
Witness #1

Print Name: Angela T. Fuller

Milton K. Gordon  
MILTON K. GORDON

Witness #2

Print Name: Michelle D. Ridgley

STATE OF Maryland  
COUNTY OF Prince Georges

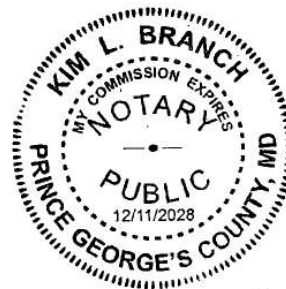
ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, MILTON K. GORDON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME

This 19<sup>th</sup> day of May, 2025.

Kim L. Branch  
Notary Public for Prince Georges County  
My Commission Expires: 12/11/2028



IN WITNESS WHEREOF, we have set our hand and seal this 19 day of

May, 2025.

Signed, Sealed and Delivered  
In the Presence of:

GRANTOR:

Witness #1

Print Name: Michael D. Ridgley

Witness #2

Print Name: Amy Manoma

Addie Gordon Monroe  
ADDIE B. GORDON-MONROE

STATE OF Maryland )  
COUNTY OF Prince George's )

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, ADDIE B. GORDON-MONROE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME

This 19<sup>th</sup> day of May, 2025.

Kim L. Branch  
Notary Public for Prince George's County

My Commission Expires: 12/11/2028





IN WITNESS WHEREOF, we have set our hand and seal this 19 day of May, 2025.

Signed, Sealed and Delivered  
In the Presence of:

GRANTOR:

Stephan R. Woodland Jr.  
Witness #1  
Print Name: Stephan R. Woodland Jr.

Renée Gordon Johnson  
RENEE GORDON JOHNSON

Jessica Skuman  
Witness #2  
Print Name: Jessica Skuman

STATE OF Maryland )  
COUNTY OF Prince Georges )

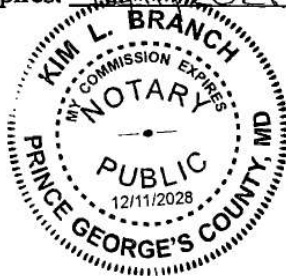
ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, RENEE GORDON JOHNSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME

This 19 day of May, 2025.

Kim L. Branch  
Notary Public for Prince Georges County  
My Commission Expires: 12/11/2028



IN WITNESS WHEREOF, we have set our hand and seal this 19 day of

May, 2025.

Signed, Sealed and Delivered  
In the Presence of:

GRANTOR:

Michele D. Ridgley  
Witness #1  
Print Name: Michele D. Ridgley

Jeanette Gordon  
JEANETTE GORDON

Shawana L. Hilliard  
Witness #2  
Print Name: Shawana L. Hilliard

STATE OF Maryland )  
COUNTY OF Prince George's )

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, JEANETTE GORDON,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their authorized capacity, and that by  
his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME  
This 19 day of May, 2025.

Kim L. Branch  
Notary Public for Prince George's County  
My Commission Expires: 12/11/2028

