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RMC / ROD

STATE OF SOUTH CAROLINA

2003 FEB 28 AM 10:18

DORCHESTER COUNTY

LINDA T. MESSERVY
DORCHESTER COUNTY, SC

SC Deed Rec Fee 3.90

Dor. Co Deed Rec Fee 1.65

Filing Fee 10.00

Exemption #

TO ALL WHOM THESE PRESENTS MAY CONCERN;

LINDA T. MESSERVY

Register of Mesne Conveyances

Whereas, pursuant to Section 12-51-40 of the 1976 Code of Laws of South Carolina and amendatory acts thereof, Dorchester County must use as its exclusive procedures, those procedures set forth in Chapter 51 of Title 12 of said Code and amendatory thereof for the collection of taxes in Dorchester County.

Whereas, it is provided by said procedure, Section 12-51-40, et. Seq., of the 1976 Code of Laws of South Carolina and amendatory acts thereof that on March Seventeenth, next following the year in which property taxes become due, the Treasurer shall issue as execution against each defaulting taxpayer in his/her jurisdiction signed officially by the Treasurer, or his agent in his official capacity, directed to the officer authorized and directed to collect delinquent taxes, assessments, penalties and costs, requiring him/her to levy such execution by distress and sale of so much of the defaulting taxpayers estate, real or personal, or both, as may be sufficient to satisfy the taxes, assessments, penalties and costs; and

Whereas, it is further provided by said procedure and acts that the officer to which the warrant is directed shall on April 1 next following the year in which the taxes become due, or as soon thereafter as practicable, mail a notice of delinquent property taxes, penalties, assessment and cost to the persona at the address shown on the tax receipt or a more correct address if it is known. The notice shall specify that if taxes, penalties, assessments and costs are not paid, the property must be duly advertised and sold to satisfy the delinquency. If the taxes remain unpaid after thirty days from the date of the mailing of the first delinquent notice, the officer to which the execution is directed shall take exclusive possession by mailing via "certified Mail, return receipt request-deliver to addressee only", notice of delinquent property taxes, assessments, penalties and costs to the person at the address shown on the tax receipt or at a more correct address known to such office, and

Whereas, return receipt of this "Certified Mail" notice shall be deemed equivalent to "levying by distress," and shall, take exclusive possession of the property against which such taxes, assessments, penalties and costs were assessed, by posting the following notice at one or more conspicuous places on the premises, in the case of real estate; "seized by the person officially charged with the Collection of delinquent taxes, of Dorchester County to be sold for delinquent taxes." The posting of the required notice shall be equivalent to levying by distress, seizing and taking exclusive possession thereof, and

Whereas, upon compliance with all of the required procedures and acts, and upon failure of taxes, penalties and costs to be paid in full on sale's day, and after due advertisement, the property duly advertised shall be sold by the person officially charged with the collection of delinquent taxes at public auction at the front door of the Courthouse on a legal sales date during regular hours for cash payable in full on same date, and sale complying with the terms of the sale, the person officially charged with the collection of delinquent taxes is required to furnish the purchaser a receipt for the purchase money and attach such receipt or a copy thereof to the execution with the endorsement thereon of his actions thereunder, and all delinquent tax sales moneys collected shall be turned over to the Treasurer now provided by law, but

Whereas, said person is not to make title to the purchases until expiration of 12 months from the date of the sale, if the property sold is not redeemed after all proper notice is given, and

Whereas, Patsy G. Knight, County Treasurer of Dorchester County has issued her execution, directed to me, by authority of said Code and Acts, against Mary Kitt, defaulting taxpayer(s) and current owner(s) of record of said County, strictly charging and commanding me, as Tax Collector of Dorchester County, to levy by distress and sale of all or some of the personal property and land of the said Mary Kitt, defaulting taxpayer(s) and current owner(s) of record, the sum of One Hundred Seventy Dollars and 27/100 together with -0- Dollars, the charges thereof; and,

Sold for taxes for the year(s) 2000

Whereas, by virtue of said execution, Suzanna H. Davis, Tax Collector of the County and State aforesaid, did on the 22nd day of May, 2001 seize and take possession of the real property, hereinafter described and on the sales day of the Month of November 5, in the year of 2001, during the usual hours of sale and due advertisement, sell the same to James and Frances Judy, purchaser and the highest bidder at such sale for the sum of One Thousand Two Hundred Dollars and 00/100 and gave a receipt for said purchase money to him; and

Whereas, twelve months have elapsed since the date of said sale and the said Mary Kitt, defaulting taxpayers and current owners of record or other parties interested as set forth in SC Code Section 12-51-90, after due notice, have failed to redeem said land so sold for taxes.

NOW, THEREFORE Suzanna H. Davis, Tax Collector of Dorchester County in consideration of the premises, and the sum of One Thousand Two Hundred Dollars and 00/100, to me paid by the said have granted, bargained, sold and released, and by these presents do grant, bargain, and sell and release unto the said James and Frances Judy, his/her/their heirs and assigns:

All of that certain piece, parcel or tract of land situate lying and being in the Duncan Chapel Section Of Dorchester County, State of South Carolina measuring and containing four (4) acres more or less and bounded as follows: North by the lands of W. F. Jaques, Jr. and of A. T. Whetsell; East by the lands of L. W. Whetsell and of W. F. Jacques, Jr.; South by the lands of L. W. Whetsell, and West by the lands of A. T. Whetsell and of L. Y. Whetsell. Being the same property conveyed to Mary Kitt by Deed of Whetsell dated April 25, 1945 and recorded April 25, 1945 in Book 82, at Page 73 in the RMC Office of Dorchester County, State of South Carolina.

TMS# 003-00-00-001

Grantees Address:

James and Frances Judy
161 River Front Drive
Reevesville, SC 29477

Exclusive possession of the real estate was taken by mailing a certified notice of delinquent taxes, assessments, penalties and costs on May 22, 2001 to Mary Kitt and was returned from the postal service on May 30, 2001 signed.

Further, notice of the approaching end of the redemption period was mailed to Mary Kitt on September 26, 2002.

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 singular the premises before mentioned unto the said James and Frances Judy, his/her/their Heirs and Assigns forever, according to the form, force and effect of the laws and usage's of the State of South Carolina in such cases made and provided.

WITNESS my Hand and Seal this 28th day of February in the year of our Lord 2003 and in the 225th year of the Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

(1)

Sheryl Ackerman
Witness #1

Kelly A. Patrick
Witness #2

Suzanna H. Davis
Suzanna H. Davis
Dorchester County Tax Collector

STATE OF SOUTH CAROLINA

County of Dorchester

Personally appeared before me L^y Sheryl Ackerman and made oath that (s)he saw the above named Suzanna H. Davis, Tax Collector of Dorchester County sign, seal, and as an act and deed deliver the above Deed of Conveyance; and that he/she, with Kelly A. Patrick witnessed the execution thereof.

Sworn to before me, this 28th day
of February A.D. 2003.

Kelly A. Patrick (s.s.) Sheryl Ackerman

Notary Public for South Carolina)

My Commission expires: 2-28-2007

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this 28th
Day of February 2003
at 10:18 A.M. and recorded
in book 3453 page 90
LINDA T MESSERVY
REGISTER OF MESNE CONVEYANCES

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

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

1. I have read the information concerning the new exemption numbers (Senate Bill 564 – June 10, 1997), and I understand this information.
2. The property being transferred is located at _____, bearing DORCHESTER COUNTY TAX MAP NUMBER 003-00-00-001, was transferred by Suzanna Davis, Tax Collector to James & Francis Gudy on 11-5-01.
3. The deed is NOT EXEMPT from the deed recording fees, and the FAIR MARKET VALUE IS 1500.00.
4. The deed is exempt from the deed recording fee because (use new exemption number and explain reason for exemption):
EXEMPTION # _____ (See new exemption number on enclosed sheet) AND
EXPLANATION FOR EXEMPTION _____

5. As required by code section 12-24-70, I state I am a responsible person who was Connected with the transaction as: () grantor, () grantee, () attorney, (☒) other (state connection) Dorchester County Tax Collector
6. I understand that a person required to furnish this affidavit who willfully furnishes a false for fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand (\$1,000.00) or imprisoned for more than one year, or both.

Suzanna Davis

Responsible Person Connected with
Transaction (see #5)

SWORN to before me this 28th

Day of February 2003

Kelly A. Dabnick
Notary Public for SC

My Commission Expires: 2-28-2007