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COVER SHEET TO RECORD DEED OF DISTRIBUTION

Prepared by:
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ESTATE OF Dorothy Earnshaw Parks
CASE NO. 2017-ES-24-00489

TO

Judie P. Braxton
And
Stephen E. Parks

STATE OF SOUTH CAROLINA) IN THE PROBATE COURT
)
COUNTY OF GREENWOOD) **DEED OF DISTRIBUTION**
) **(Real Property Only)**
IN THE MATTER OF:) **NOT A WARRANTY DEED**
Dorothy Earnshaw Parks)
(Decedent)) CASE NUMBER: 2017ES2400489

County where property is located If not above County:

The undersigned states as follows:

Decedent died on October 5, 2017; and probate of the Estate is being administered in the Probate Court for Greenwood County, South Carolina, in File #2017ES2400489.

I/We was/were appointed Personal Representative (s) on October 17, 2017.

Decedent owned real property described as follows:

Parcel 1: 109 Sheffield Rd., Greenwood, SC 29646

Parcel 2: 78.13 acres tract on Tillman Territory Road, Greenwood County, SC

Tax Map Number: Parcel 1: 6839-868-80 Parcel 2: 6892-155-972

Legal Description:

Parcel 1:

All that certain lot or tract of land situate, lying and being a short distance outside of Corporate Limits of the City of Greenwood, in the County of Greenwood, the State of South Carolina, known and designated as **Lot No. Twenty-seven (27) of Sheffield Subdivision**, and being more fully and accurately shown by plat of said Subdivision made by J Hearst Coleman Co. Engineers, dated October 5, 1955, as revised on July 26, 1956, which plat is recorded in the Office of the Clerk of Court for Greenwood County in **Plat Book 8, at Page 79**, and by reference is made part hereof. Said Lot No. Twenty-seven is bounded on the northwest for a distance of two hundred sixty-two (262) feet by Lot No. 28 of Sheffield Subdivision, on the northeast for a distance of one hundred twenty (120) feet by Lot No 29 of Sheffield Subdivision, and on the southeast and south and southwest for a distance of four hundred eighty-two and 55/100ths (482.55) feet, more or less, by Sheffield Road, the property line along the road being a curved line as shown by the plat.

This is the identical property conveyed by deed of distribution to Dorothy E. Parks by Dorothy E. Parks, Personal Representative of the Estate of Frank B. Parks, dated April 29, 1998 and recorded in Deed Book 518 at Page 24 in the Office of the Clerk of Court for Greenwood County.

Parcel 2:

All and singular that certain tract or plantation of land situate, lying and being in Greenwood School District No. 52, **County** of Greenwood, State of South Carolina, containing one hundred eight and 58/100 (108.58) acres of land, more or less, and being more particularly described by plat of John H. Welborn Company, R.L.S. dated January 14, 1985, and revised January 16, 1985, which plat is incorporated herein by reference and made a part hereof and which plat is recorded in the Office of the Clerk of Court for Greenwood County, South Carolina in **Plat Book 44, at Page 137**. The said tract or plantation of land is bounded as follows: on the North by lands of Greenwood Mills, on the East by lands of H. B. Kinard, Jr., on the South by what is known as Tilman Acres and lands of Calvin Kinard, Jr., on the West by lands of Jerry Landis and lands of James and Helen Davis. The revised plat shows as acreage of 108.83.

Less However, 22 acres, more or less deeded to Julius L. Leary, Jr. and Cindy R. Leary, recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 392, at Page 448 on June 10, 1994.

This is the identical property conveyed by deed of distribution to Dorothy E. Parks by Dorothy E. Parks, Personal Representative of the Estate of Frank B. Parks, dated April 29, 1998 and recorded in Deed Book 518 at Page 24 in the Office of the Clerk of Court for Greenwood County.

This transfer is made pursuant to:

- ☐ Decedent's Will
- ☐ Intestacy Statute: SCPC 62-2-103
- ☒ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: _____
- ☐ Probate Court Order issued on _____
- ☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: **Judie P. Braxton a/k/a Judy P. Braxton**
Address: 109 Sheffield Rd.
Greenwood, SC 29649
Parcel 1: an undivided interest

Name: _____
Address: _____

Name: **Stephen E. Parks**
Address: 400 Sugar Mill Road
Greer, SC 29650
Parcel 2: an undivided interest

Name: _____
Address: _____

☐ An additional sheet is attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 30th day of July, 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: [Signature]

Print Name: Dan K. W. Field

Witness: [Signature]

Print Name: Reed E Templeton

Estate of: Dorothy Earnshaw Parks
Signature of Personal Representative: [Signature]

Print Name: Stephen E. Parks

If applicable,
Signature of Co-Personal Representative: _____

Print Name: _____

STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF GREENWOOD

I, Reed Templeton, Notary Public, a notary for the State of South Carolina do hereby certify that Stephen E Parks, as Personal Representative(s) of the Estate of Dorothy Earnshaw Parks, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 30th day of July 2018.

[Signature] (SEAL)
(Signature of Notary Public)
Reed E Templeton
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: 7-6-2027

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.