

SCDOT R/W Form 802 (10-2019)

Book 2498-2048

2020027940 06/15/2020 14:17:40.367

Fee: \$15.00

County Tax: Exempt

Deed

State Tax: Exempt



2020027940

John T. Hopkins II

Richland County R.O.D.

**THE STATE OF SOUTH CAROLINA**  
**COUNTY OF LEXINGTON/RICHLAND**

**TITLE TO REAL ESTATE**  
 Approximate Survey Stations

Road/Route **I-26 (Carolina Crossroads)**  
 Project ID No. **P027662**  
 Tract **399**

See Special Provisions To \_\_\_\_\_  
 \_\_\_\_\_ To \_\_\_\_\_  
 \_\_\_\_\_ To \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, That I (or we) James L. Swittenberg and Carolyn C. Swittenberg, as Joint Tenants with Right of Survivorship and not as Tenants in Common, 521 LaWand Drive, Columbia, South Carolina 29210 in consideration of the sum of One Hundred Ninety Three Thousand and no/100 Dollars (\$193,000.00) and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property in fee simple absolute from I-20/I-26/I-126 Corridor Improvements on Carolina Crossroads, State and County aforesaid, as shown on plans prepared by HDR Engineering and dated October 7, 2019, said property being herein conveyed as described more particularly in the SPECIAL PROVISIONS.

**SPECIAL PROVISIONS:**

The above consideration is for all that certain parcel of land containing 0.4847 of an acre of land, more or less, being the entire property and all improvements thereon, **including the 1,813 square foot brick residence**, owned by James L. Swittenberg and Carolyn C. Swittenberg, as Joint Tenants with Right of Survivorship and not as Tenants in Common. The property herein being conveyed is further described as being all that certain, piece, parcel, lot of land known as LOT 3A, situate, lying and being on LaWand Drive, about five (5) miles West of the City of Columbia, County of Richland, State of South Carolina, as shown on a plat prepared for James L. Swittenberg by Richard M. Lee, Registered Surveyor, dated March 4, 1966, of record in the Register of Deeds Office for Richland County, being a portion of Tract No. 1 in Arrowwood as shown on a plat prepared for Harold C. Bowden by Richard M. Lee, Registered Surveyor, dated June 21, 1955, recorded in the Register of Deeds Office aforesaid in Plat Book 6, at page 423; said lot measuring and bounded as follows: On the North by lands now or formerly of Johnnie W. Smith, known as Tract 3B, measuring thereon One Hundred Twenty-nine (129') feet; on the East by a portion of Lot 1 and measuring thereon Twelve and five-tenths (12.5') feet and Lot 2 and measuring thereon One Hundred Seventy Two and five-tenths (172.5') feet; on the South by LaWand Drive on which it fronts and measures One Hundred Twenty-Five (125') feet; and on the West by LaWand Drive and measuring One Hundred Forty-seven and five-tenths (147.5') feet, be all of said measurements a little more or little less. This being the same property conveyed to James L. Swittenberg and Carolyn C. Swittenberg by deed of James L. Swittenberg dated February 27, 2007 and recorded February 28, 2007 in Deed Book 1286, Page 3175; also, from Johnnie W. Smith by deed dated April 18, 1966 and recorded April 20, 1966 in Deed Book D41, Page 52 in the ROD Office for Richland County as shown as Tax Map No. R07302-02-06.

GRANTEE'S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked \_\_\_\_\_ By \_\_\_\_\_

Project ID No. **P027662**

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Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

**TO HAVE AND TO HOLD** in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

14th 2020 19th day of May in the year of our Lord, Two Thousand and TWENTY.

Signed, sealed and delivered in the presence of:

[Signature]  
1<sup>st</sup> Witness

[Signature]  
James L. Swittenberg as Joint Grantor (L.S.)  
Tenants with Right of Survivorship and not as Tenants in Common

[Signature]  
2<sup>nd</sup> Witness

[Signature]  
Carolyn C. Swittenberg, as Joint Grantor (L.S.)  
Tenants with Right of Survivorship and not as Tenants in Common

**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF South Carolina )  
COUNTY OF Richland )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this 5/19/2020 by James L. Swittenberg and Carolyn C. Swittenberg, as Joint Tenants with Right of Survivorship and not as Tenants in Common.

[Signature]  
Signature of Notary Public  
Cecil Lee Thomas Jr  
Printed Name of Notary Public

**NOTARY PUBLIC FOR THE STATE OF**

SOUTH CAROLINA

My Commission Expires:  
(Affix seal if outside SC)

1-18-2021