

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 385

9013+00 To 9015+00 LT  
RD S-2891 (Morninghill Drive Relo)  
To  
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Midfields, LLC, PO Box 12584, Columbia, South Carolina 29211 in consideration of the sum of Twenty Thousand and no/100 Dollars (\$20,000.00) 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 of the Grantor 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 the HDR Engineering and dated October 7, 2019.

SPECIAL PROVISIONS:

The above consideration is for **0.071 acre (3,094 SF)** of land, more or less, and all improvements thereon, if any, including rights of access as may be needed for controlled access facilities, being a portion of the property, owned by Midfields, LLC and shown as the “Area of Acquisition” on Exhibit “A”, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 8999+92.87 and 9029+82.97. This being the same property acquired from R. Trippett Boineau aka R. Trippett Boineau, Sr. and Rockie Realty, Inc. by deed dated September 18, 2020 and recorded October 4, 2020 in Deed Book 2536, Page 65; also, from Evelyn R. Coffey (her undivided one-half interest) dated February 26, 2015 and recorded March 17, 2015 in Deed Book 2012, Page 2290; also, from Gordon Realty Co., Inc. by deed dated April 19, 1967 and recorded April 19, 1967 in Deed Book 71, Page 428 in the ROD Office for Richland County as shown as Tax Map No. R05915-03-11.

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.

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 Tract 385

SCDOT R/W Form 802 EXHI (10-2019)

**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.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 22<sup>nd</sup> day of October, in the year of our Lord, Two Thousand and **Twenty**.

Signed, sealed and delivered in the presence of:

**Midfields, LLC**

BY: R. Trippett Boineau  
R. Trippett Boineau Grantor (L.S.)

ITS: Menging Munder

Sandra C. Moseley  
1<sup>st</sup> Witness

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

**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 10/22/20 by R. Trippett Boineau of Midfields, LLC a limited liability corporation, on behalf of the corporation.

Natalie B. Brade  
Signature of Notary Public  
Natalie B Brade  
Printed Name of Notary Public

**NOTARY PUBLIC FOR THE STATE OF**

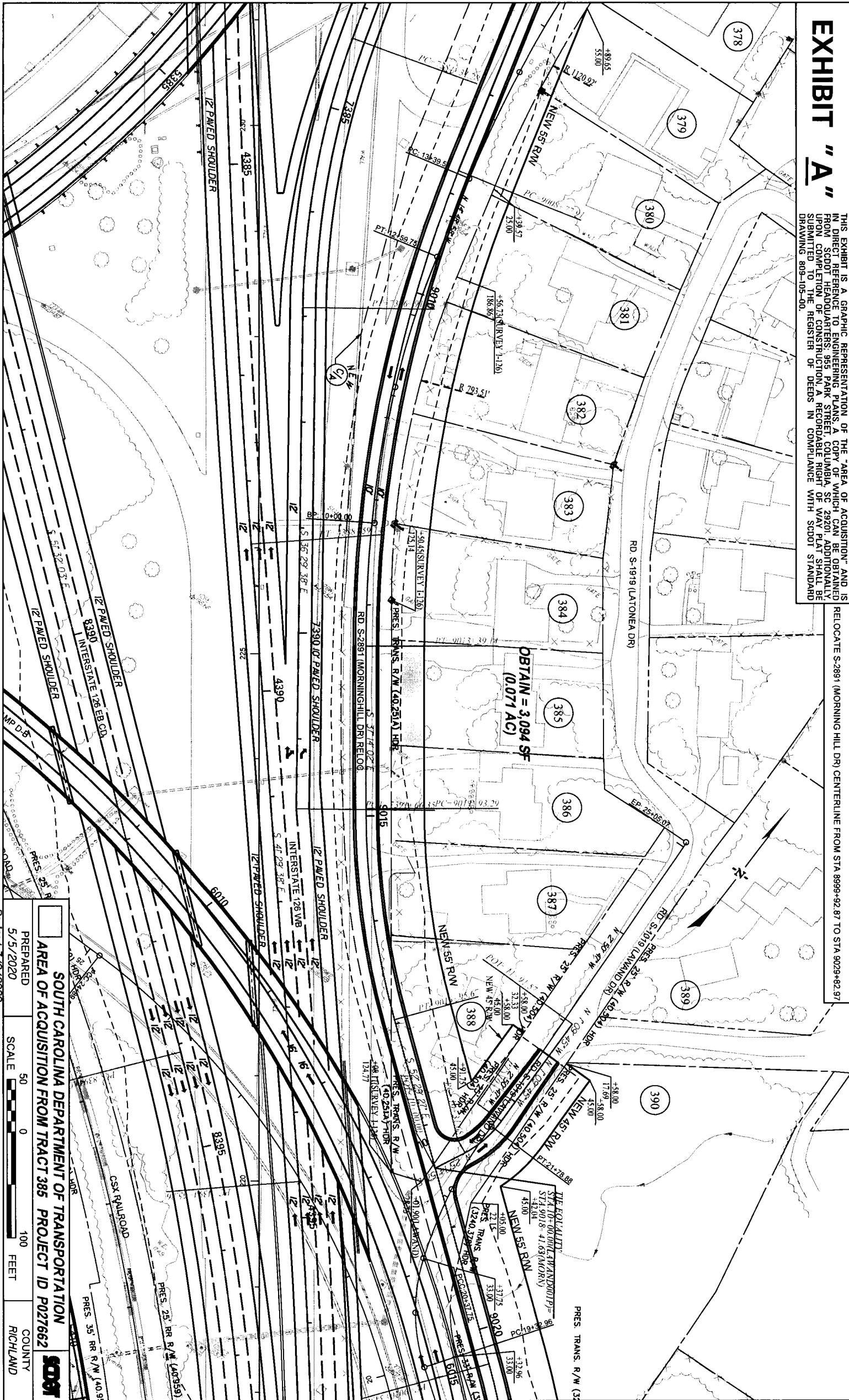
SOUTH CAROLINA

My Commission Expires: 3-17-24  
(Affix seal if outside SC)

# EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 965 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

RELOCATE S-2891 (MORNING HILL DR) CENTERLINE FROM STA 8999+92.87 TO STA 9029+82.97



STATE OF SOUTH CAROLINA )  
COUNTY OF Richland )

Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at Latonea Drive  
bearing a portion of County Tax Map Number R05915-03-11, was transferred  
by Midfields, LLC  
to The South Carolina Department of Transportation on October 22, 2020.
3. Check one of the following: The deed is
  - (a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c) ☒ exempt from the deed recording fee because (see information section of affidavit):  
Item 2 transferring realty to the fed gov't or to a state, its agencies or depts (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
  - (a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_.
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.
5. Check Yes \_\_\_\_\_ or No \_\_\_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: \_\_\_\_\_
  - (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here)
  - (c) Subtract line 6(b) from line 6(a) and place result here: \_\_\_\_\_
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : \_\_\_\_\_.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:  
right of way agent for the South Carolina Department of Transportation.
9. I 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.

SWORN to before me this 29th

day of October

2020

[Signature]  
Notary Public for South Carolina

My Commission Expires: 8/28/2025

[Signature]  
Responsible Person Connected with the Transaction  
J E TERPZY  
Print or Type Name Here