


Book 2528-3358

2020047974 09/14/2020 10:49:38:137

Deed

Fee: \$15.00 County Tax: Exempt State Tax: Exempt



2020047974 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 388

See Special Provisions To

To

To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Ruth L. Byrd, 320 LaWand Drive, Columbia, South Carolina 29210 in consideration of the sum of One Hundred Forty Seven Thousand Dollars and no/100 Dollars (\$147,000.00) 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 **0.48 acre** of land, more or less, being the entire property, and all improvements thereon, **including the 1,758 square foot brick residence**, owned by Ruth L. Byrd. The property herein being conveyed is further described as being all that certain lot of land, situated on the western side of LaWand Drive and LaTonea Drive Northwest from the City of Columbia, in the County of Richland, State of South Carolina and being shown as Lot No. Twenty-Five (25) on a plat of the proposed subdivision of Byrd Tract for Homesteads, Inc., by Reuben K. Walker, R.P.E., December 13, 1961, last revised November 20, 1962, and recorded in the Office of the Clerk of Court for Richland County in Plat Book T at page 85, being bounded and measures as follows: On the East by LaWand Drive and a portion of LaTonea Drive whereon it fronts and measures three hundred twenty-one and 1/10 (321.10') feet, on the Southwest by U.S. I-126 and I-26 Frontage Road where on it measures Two Hundred Seventy-four (274') feet, and on the Northwest by Lot 24 on said plat whereon it measures One Hundred Eighty-Six and 1/10 (186.1') feet. This being the same property conveyed to Ruth L. Byrd by Description of Real Estate of the Estate of Harold A. Byrd filed April 13, 1981 and recorded April 13, 1981 in Deed Book D572, Page 486; also by Will of Harold A. Byrd, filed March 6, 1981, as reflected in Probate No. 1195, Package No. 36504 in the ROD Office for Richland County as shown as Tax Map No. R05915-03-14.

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 388

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.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 7<sup>th</sup> day of May, in the year of our Lord, Two Thousand and TWENTY.

Signed, sealed and delivered in the presence of:

Walter M Mills  
1<sup>st</sup> Witness

Judith B. Mills  
Ruth L. Byrd by Judith B. Mills, Grantor (L.S.)  
as Attorney in Fact, Deed Book  
2426, Page 1232

[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 Lexington )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 5/07/2020 by Judith B. Mills as Attorney in Fact for Ruth L. Byrd.

[Signature]  
Signature of Notary Public  
Cedric LEE Thomas Jr  
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA  
My Commission Expires: 1-18-2027  
(Affix seal if outside SC)

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 Lawand Drive,  
bearing the entire County Tax Map Number R05915-03-14, was transferred  
by Ruth L. Byrd  
to The South Carolina Department of Transportation on May 07, 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 federal 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 10th  
day of August 2020  
M. J. [Signature]  
Notary Public for South Carolina  
My Commission Expires: 8/28/2025

Laura Becker  
Responsible Person Connected with the Transaction  
Laura Becker  
Print or Type Name Here